Parkway Sector Plan

Capital Planning and Real Asset Management
(Planning Division)
and
Park Services and Land Management
(Gatineau Park Division)

Fall 2000

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on June 30, 1999

National Capital Commission
Commission de la capitale nationale
Canada

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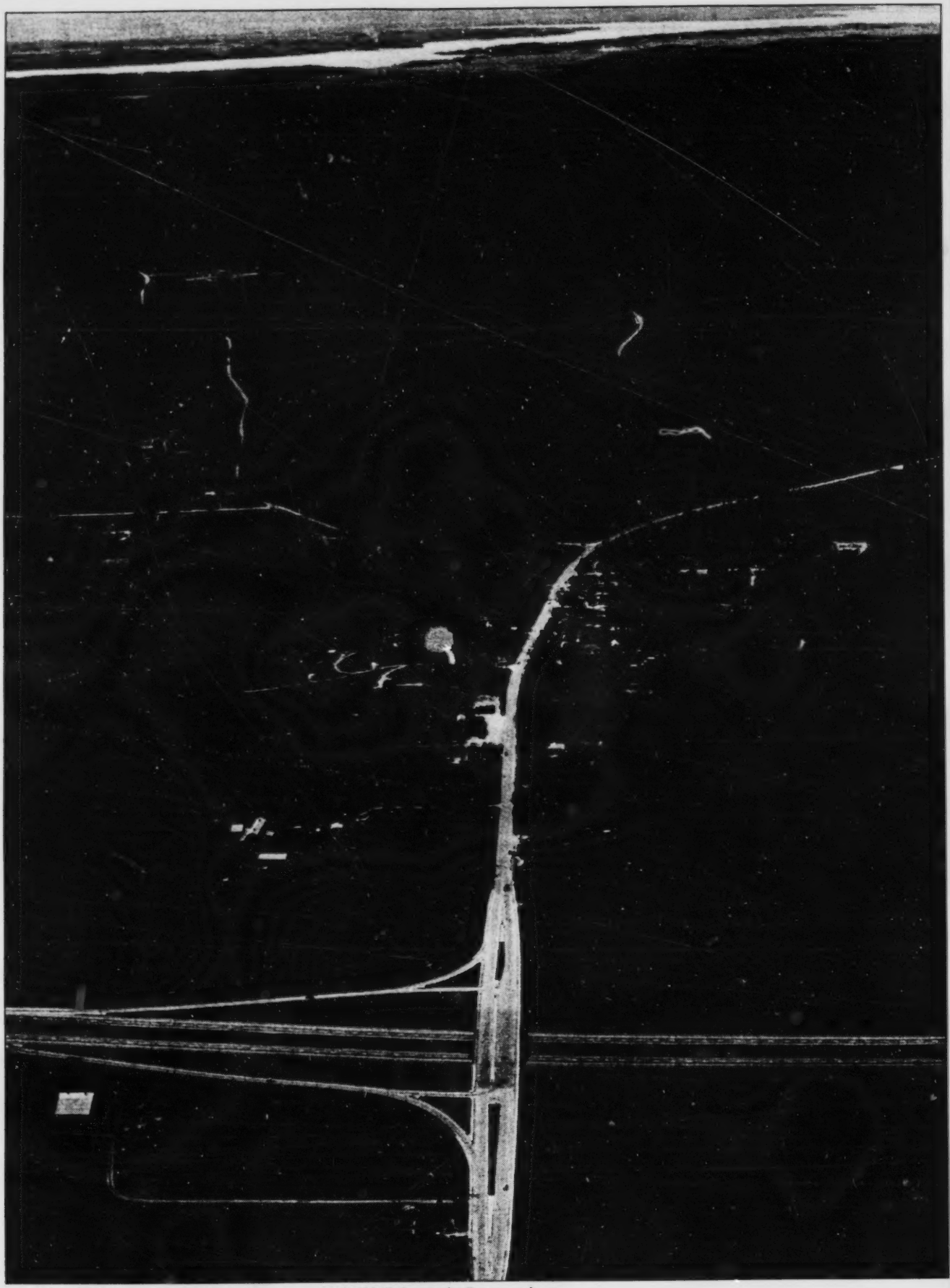


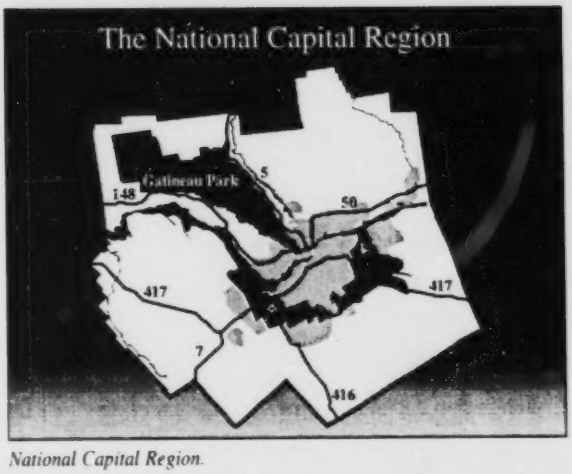
Aerial View Looking West Towards the Parkway Sector with Old Chelsea in the Foreground

Planning Context

1

Introduction

Gatineau Park, situated between the Ottawa and Gatineau rivers in Western Quebec, covers 36,131 hectares of the Canadian Shield. Triangular in form, the park is 50 kilometres in length and 12 kilometres across at its widest point (from the town of Wakefield on the shores of the Gatineau River to the Eardley Escarpment, which overlooks the Ottawa Valley).



National Capital Region.

Gatineau Park is one of the principal features of the National Capital Region. Neither a national nor a provincial park, it is managed by the National Capital Commission under the authority of the National Capital Act. It contributes to the symbolism of the Capital of Canada by protecting its natural features and providing opportunities for visitors to appreciate, understand and enjoy its natural beauty.

In 1990, after a detailed analysis, the Commission approved the second master plan in the history of the Park.[1] The plan proposes, among other things, that the Park offer quality experiences while preserving the integrity of its resources for future generations, that the Park contribute to the vision of the Capital and that it be a prime destination for its visitors, and that the enhancement and management of the Park demonstrate to visitors the importance of the natural environment.

During the 1990s, several sector and site plans have been prepared. The objective of these plans was to expand on the detail of the general themes of the Master Plan as well as to provide a framework to resolve issues and simplify management. The Gateway Sector Plan was prepared and approved in 1992, the Meech Creek Valley Plan in 1998. The Parkway Sector Plan fits into this framework.

1 *Since the Park's official creation in 1938, numerous planning studies have been completed which ultimately resulted in the first master plan in 1980. This plan was revised in 1990.*

1.0 Parkway Sector

The Parkway Sector is a choice destination for visitors to the Capital as well as an important location for recreational activities for residents of the National Capital Region. The Parkway Sector represents 12% of the total area of Gatineau Park. At its widest it is approximately 6 kilometres and it measures 12 kilometres from end to end. The sector begins at the hydro line south of Pink Lake and includes the core of the trail network south of Meech Lake, the Willson and O'Brien houses, and the Parkway Loop (the Gatineau, Fortune Lake and Champlain Parkways). The boundaries of the sector have been modified from those indicated in the 1990 Gatineau Park Master Plan to include the area between Highway 5 and the North Loop of the Parkway, extending as far north as the Carbide Willson Ruins.

Within this relatively limited area (5,200 hectares) there are 30 kilometres of parkways, approximately 80 kilometres of trails, two residential communities, two beaches and a downhill ski area. The sector is also the location of an official residence and many historic elements, including Mackenzie King Estate and the first geodetic survey point in Canada.

The sector is accessible from Highway 5 via Old Chelsea, from Highway 148 via the Gatineau Parkway, as well as by Notch and Mine roads. Its easy accessibility is one of the reasons why it is the most intensively used area of the Park, with an estimated one million visits annually. Despite its intensive use, it is also a place of great natural beauty, where even on the busiest Sunday during the height of Fall Rhapsody, there are many places where solitude can be found and nature is undisturbed.

Despite its modest dimensions, the Parkway Sector often gives the impression of being a much larger area. In many places the parkways travel just out of sight of the flat agricultural plain below the Eardley Escarpment, yet you are left with an impression of being deep in the forest. Likewise, Camp Fortune, with its open ski slopes, is largely contained within a valley surrounded by hills, and its presence is understated.

Notwithstanding these perceptions, the Parkway Sector is subject to intensive use of its limited resources. Pleasure driving, picnicking, hiking, beach use, mountain biking and cross-country skiing are just some of the many activities which share, and in some instances compete for, the resources. With this in mind, one of the primary goals of the sector plan is to ensure that intense pressures and competing interests do not overwhelm the fundamental need to conserve the Park's natural resources.

Gatineau Parkway

1.1 Natural Context

The Parkway Sector is part of the Canadian Shield and thus represents a significant component of Canada's landscape. The southwest boundary of the sector is the top of the Eardley Escarpment, which is the contact point between two main geological regions: the Canadian Shield and the St. Lawrence Lowland.

The Eardley Plateau, with an altitude of between 250 and 350 metres, dominates the sector. It contains significant wetland habitat as a result of the limited drainage and the presence of beavers. The plateau is traversed by a series of faults which gives rise to the Meech-Mousseau-Philippe chain of lakes. Beyond, the Gatineau Hills drop away eastward into the Gatineau River Valley.

King Mountain

Drainage

The sector is the headwaters for two drainage basins. On the northeast side of the height of land, waters drain either into the Gatineau River (via Meech or Chelsea creek), or on the southwest side, into the Ottawa River through a number of watercourses. The four major water bodies of the sector, which include Meech, Fortune, Kingsmere and Pink lakes, all have artificial dams on them while Mulvihill Lake is an artificial pond.

Pink Lake is a meromictic lake.[2] A rehabilitation program, completed in 1991, was undertaken to protect its unique ecological status.

Flora

This sector, like all of Gatineau Park, offers a geographical location, topography, soil and hydrographic network which is conducive to the growth of species typical of both northern and southern zones. On the north side of a slope hemlock, cedar and spruce may grow while the south side of the same hill may support red or white oak. Maple hardwoods are the dominant forest of the sector.

During the past century the sector has been disrupted by logging, mining, farming and forest fires. Current policies favour allowing the Park's plant life to evolve naturally. The ice storm of January 1998 impacted tne forests of the sector with some areas seeing over 90% of the trees damaged. Research is ongoing to assess the long term consequences.[3]

At present, some sixty-one rare species of plants have been identified in the Park, many of which are in the Parkway Sector.

2 Meromictic lakes are lakes in which the water never completely turns over or mixes. The consequence is that the lower levels of the lake remain at a constant temperature with very little oxygen. Materials which fall into the lake and sink to the bottom do not decompose.

3 Based on preliminary findings, there will be a minimal long-term impact on the life span of forests and it is estimated that approximately 90% of the forest cover will survive.

Fauna

The diversity of ecosystems within the sector supports a wide range of fauna. Among the mammals, species such as white-tailed deer, beavers, raccoons, woodchucks and grey squirrels thrive and can often be observed in their natural habitats. Other more furtive species include shrews, bats, hares, porcupines, muskrats and bears.

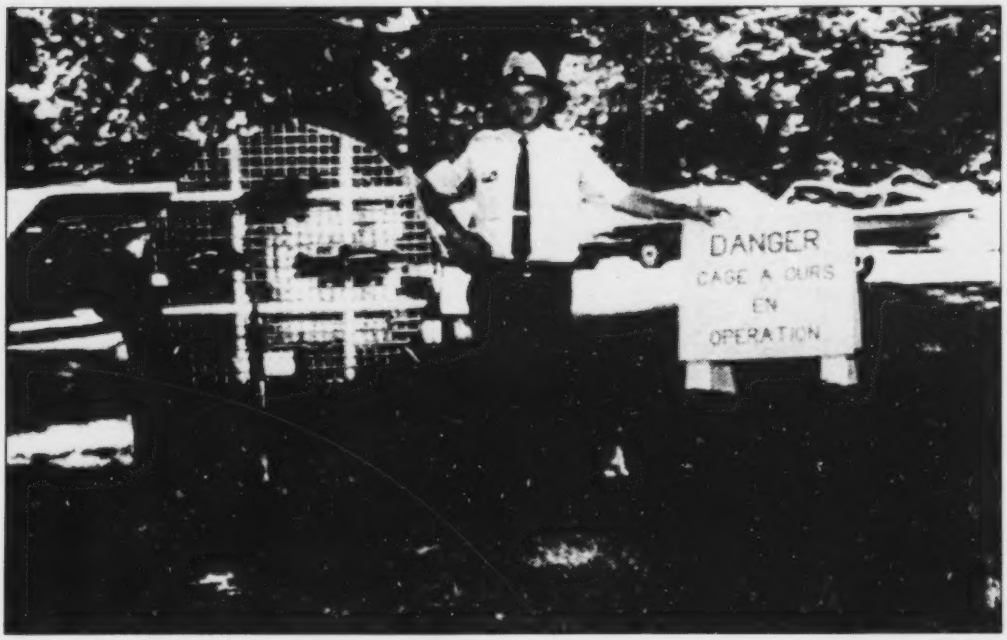
Approximately 230 species of birds have been observed in the Park and most of these are present in the Parkway Sector. Some of the species which can easily be observed include the turkey vulture, the piliated woodpecker and the black-capped chickadee.

The sector's fish populations reflect the diversity of lakes in the area. Meech Lake is home to many common species. Pink Lake supports a fish species which is a remnant of the post glacial Champlain Sea period (three spine stickleback).

White-Tailed Deer

According to very rough estimates, the invertebrates in the Park number several thousand species. One mollusk, which has been identified in Meech Lake, is considered quite rare.

There are thirty-seven known rare animal species in the Park, many of which are present in the Parkway Sector.



Resource Management Display

1.2 Human History

Despite the natural character of the sector, it is not virgin territory. In fact it is often difficult to ignore the influence that people have had on the Park in terms of habitation, recreation, transportation, agriculture, forestry, mining and other types of activity.

Located near two natural transportation routes, the Ottawa and Gatineau rivers, Gatineau Park served for a long time as one of the hunting and fishing grounds of native tribes. They gathered wood, stone for tools, fruits and plants, and participated in the intensive exploitation of fur-bearing animals for two centuries.

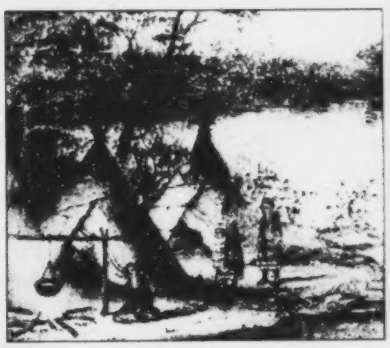
Settlers began to arrive in the Ottawa valley around 1800 and they soon began lumbering activities. The Gatineau Hills were a rich source of white pine. Once the land was cleared, farmers moved in and eked out a living from the meagre crops they raised on their barren lands. Rock piles, stone walls and old foundations are remnants of this period, along with a number of trails including Ridge Road (#1) and McCloskey's (#2).

At the turn of the century, the concept of a summer cottage became fashionable and the shores of Meech and Kingsmere lakes became choice locations. The summer residence of W. J. Tilley, which was built near Meech Lake around 1870-1872, and that of Thomas Leopold Willson, built in 1907, were some of the first in an era of cottage development which lasted up until the 1970s.

In 1934 the Federal Woodlands Preservation League lobbied the federal government to purchase 10,000 hectares of land in the Gatineau Hills in order to halt the systematic destruction of forests by logging. This sparked the first acquisition of lands in 1938, and the birth of Gatineau Park as we know it today.

The sector is notable for the contribution it makes to our understanding of the historical, cultural and political character of Canada. Visitors to Mackenzie King Estate, for example, can learn about one of Canada's important political figures. Willson House, at Meech Lake, was once the home of one of Canada's most prolific inventors and more recently the site of constitutional negotiations.

Given the demand for the use of both the built and natural environments, the search for the means to balance use with conservation takes on a considerable significance in the Parkway Sector.



Native American Campsite

William Lyon Mackenzie King

Fortune Parkway (circa 1960)

2.0 Planning Approach

2.1 Sector Plan Rationale

Following approval of the Gatineau Park Master Plan in 1990,[4] planning exercises have been undertaken to ensure implementation of the recommendations contained within it. These include Sector Plans which detail the nature of the initiatives for each of the Park's five sectors.[5]

A Sector Plan is a detailed planning document which describes the status of the sector and creates a benchmark. Each plan:

- Articulates and translates the Commission's philosophy for the sector into a land use concept;
- Highlights the planning issues and management challenges as well as the proposed strategies to address them;
- Creates an opportunity for the public to participate in the planning and development of Gatineau Park; and
- Validates proposed changes to the services provided to Park visitors.

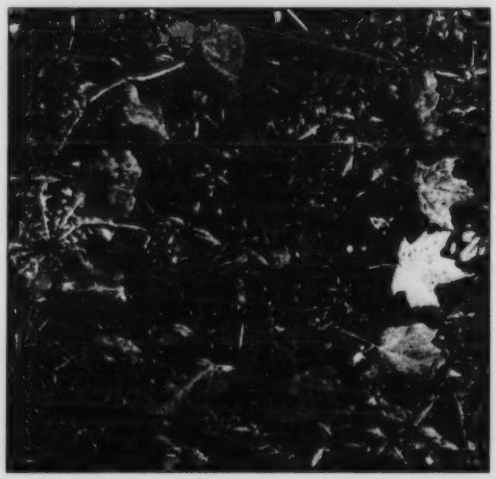
2.2 Planning Process

The general stages of the NCC's planning process are as follows:

- Analysis of the planning environment (master plan, background studies, regional and municipal context, visitor studies);
- Analysis of the planning challenges and issues;
- Development of a vision statement, planning principles and objectives;
- Elaboration of a preliminary land use concept and specific proposals;
- Validation of the concept and preparation of the plan.

An environmental assessment, a public participation process and a commissioning plan[6] are also part of the planning process.

In order to prepare a plan that will guide the planning and management of the Parkway



Autumn Foliage

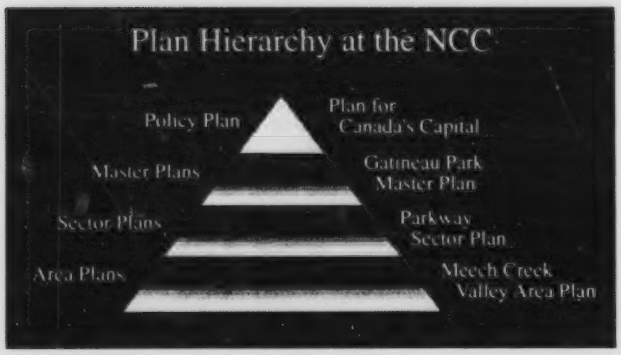
[4] *The Gatineau Park Master Plan was approved by the NCC in 1990 after three years of planning and consultation. The Master Plan replaces the first comprehensive plan for Gatineau Park established in 1980. The Master Plan will be up for review in 2001-2003.*

[5] *The 1990 Master Plan divided the Park into five sectors (Gateway, Parkway, Heart of the Park, Crescent and La Pêche) according to their geographical characteristics, major uses and activities. The Gateway Sector Plan was approved in 1992.*

[6] *The Commissioning Plan details the future steps as well as responsibilities and timelines for the completion of each task.*

and that will contribute to the future revision of the Gatineau Park Master Plan, the following actions have been taken:

- Discussions with municipalities and resident associations;
- Planning workshops to validate the vision and the planning principles and objectives, and to prioritize the planning issues of the sector;
- Preparation of a preliminary concept or concepts (based on the vision and the planning principles and objectives) which outline planning proposals for the sector;
- Open house public consultations and discussions with municipalities, associations, interest groups and individuals;
- Approval through the NCC's process, i.e., advisory committees, executive management committee and Board of Commissionners.



Plan Hierarchy at the National Capital Commission

The Commisssion's Planning Framework

"a process of continual refinement from policy to development"

POLICY PLAN

- broad policy directions or strategies
- directs development and management of federal lands in the National Capital Region (NCR)
- approved by the National Capital Commission

Example:
Plan for Canada's Capital (PFCC)

MASTER PLAN

- develops details of PFCC policy directions and strategies
- provides development and land use objectives for an extensive area in the NCR
- approved by the National Capital Commission

Example:
Gatineau Park Master Plan

SECTOR PLAN

- refines goals and policies of the Master Plans for smaller geographic areas
- establishes land use priorities, rationalizes property allocation and tenure among users
- defines comprehensive development and conservation objectives
- approved by the Commission's Executive Committee

Example:
Parkway Sector Plan

AREA PLAN

- identifies the type and location of proposed buildings, and infrastructure and environmental features
- may establish design guidelines for the development, improvement, protection, or reinstatement of specific federal properties
- approved by the Commission's Executive Committee

Example:
Meech Creek Valley Area Plan

3.0 Planning Context

3.1 Gatineau Park Master Plan Summary

The Gatineau Park Master Plan (1990) forms the basis for the planning, management and enhancement of the Parkway Sector. Much of the direction that the Master Plan provides is directly applicable to this sector. This section of the Parkway Sector Plan summarizes the important points of the Master Plan and interprets the direction in the context of the Parkway Sector.

Role Statement

The Master Plan positions Gatineau Park within the Capital and the National Capital Region:

- The Park is a public space with a special status, developed and administered for the benefit of the public by the National Capital Commission;
- The Park is a natural area distinguished from the network of green spaces in the National Capital Region by the quality and variety of its resources; and
- The Park contributes to the symbolic function of the Capital and to its green image, not only as a key element in the natural setting, but also because of its national attractions (e.g., Mackenzie King Estate).

General Orientation

Six general orientation principles help give direction to the planning and management of the Park. These are:

Natural Heritage

- The natural heritage of the Park and the integrity of its resources must be safeguarded for the benefit of future generations.

A National Symbol

- The Park is linked inseparably to the Capital of Canada. In particular, it contributes to the Capital's "green image."

Regional Context

- The Park is one of the principal protected natural areas of the Outaouais region of Western Quebec and Eastern Ontario. As such, the Park must help to serve the needs of the region's residents and fit within its surroundings.

Park Management

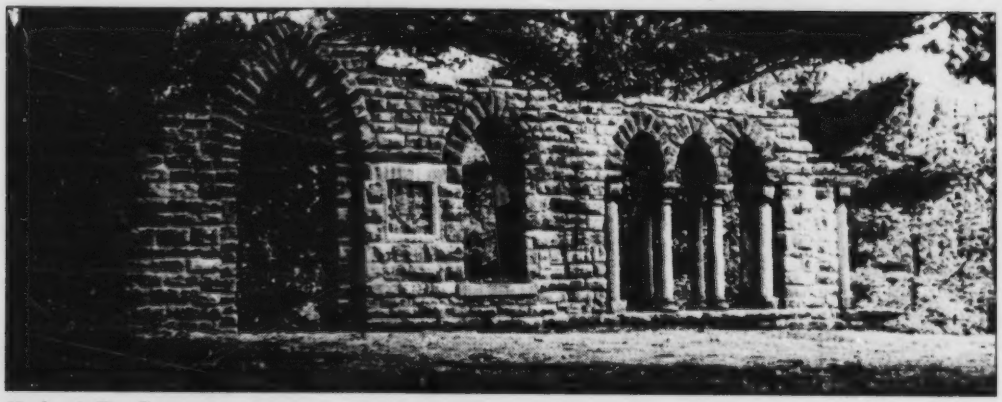
- The Park contains important natural and cultural elements. It must be managed to provide access to these features while preserving them for the future.

Visitors

- The Park can contribute a great deal to a visitor's experience of the Capital. Capital visitors should be encouraged to explore the Park, which should be developed, in part, with their needs in mind.

Communication

- The Park provides the opportunity to come into contact with a protected natural environment and to communicate its importance to Canadians.



Mackenzie King Estate

Planning Objectives and Actions

For each of the general orientation principles, specific actions were outlined. The actions which are directly applicable to the Parkway Sector are summarized below:

Natural Heritage

- Ensure that the Park's ecosystems are preserved and that the natural processes governing them will function normally.
- Ensure that unique or rare species and the best of natural phenomena are preserved.
- Build up an enlightened Park constituency, that is a critical mass of Park "guardians."

National Symbol

- Communicate to visitors the importance of the natural environment to the culture, values and history of Canadian society.
- Promote an understanding of themes related to Canada's history and culture and to the major figures within them.
- Ensure the vitality and pre-eminence of the political and cultural symbols in Gatineau Park (official residences, Mackenzie King Estate).

Regional Context

- Encourage development, on the periphery of the Park, of commercial facilities and services to receive visitors.
- Promote, in co-operation with residents of the Park and neighbouring communities, the development of a tourist industry (based on natural qualities and local enterprises) around the Park.
- Improve access to the Park from neighbouring communities.
- Involve the residents of the Park and of the surrounding communities in promoting the Park to visitors.

Park Management

- Reduce intervention in natural processes to a minimum.
- Regulate the type, timing and location of the more intensive outdoor recreational activities.
- Involve a wider range of individuals as partners in Park management.

Visitors

- Park development should better target current and future needs of visitors to the Capital.

- Increase accessibility to cultural features.
- Provide opportunities for varied experiences in a natural setting distinct from that of the urban capital.
- Plan activities for visitors of all ages, skills and physical abilities throughout the year.
- Ensure the development of essential services to permit access to, and enjoyment of, the Park's resources.

Communication

- Park enhancement and management must communicate the importance of the natural environment to Canadians.

Parkway Sector

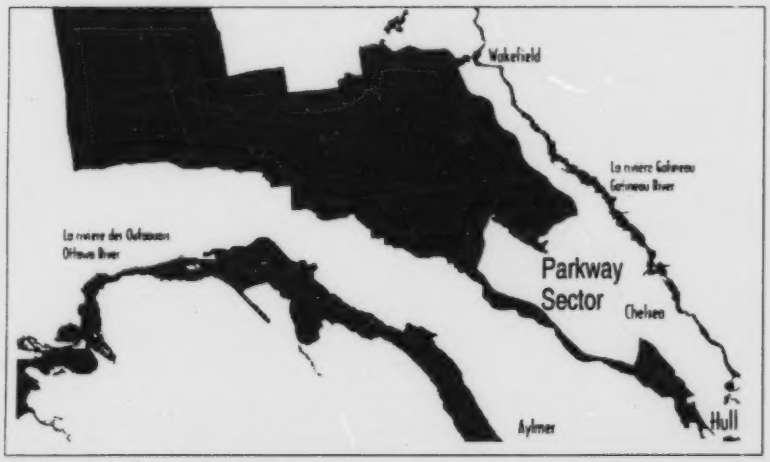
The Master Plan subdivided the Park into five sectors defined by their natural characteristics, major uses and activities. The Parkway Sector supports a great diversity of activities, is easily accessible and incorporates many of the Park's principal attractions and recreational facilities. The Parkway Sector is defined as the *Centre of Park Discovery*.

The Parkway Sector has five primary functions:

- conservation, which is essential to preserving the ecological integrity of Gatineau Park;
- outdoor recreation, as provided for by most of the existing facilities;
- interpretation of the Park's human and natural history;
- a cultural role associated in particular with Mackenzie King Estate; and
- a political function associated with the Willson and O'Brien houses and the official residence.

3.2 Important Facts About The Parkway Sector

The following facts set the context for the planning and management of the Parkway Sector. They also represent an overview of the existing situation and an indication of the sector's potential.



Gatineau Park Parkway Sector

- The Parkway Sector represents a relatively small area (approximately 5,200 hectares or 12% of the total area) of Gatineau Park.

- The sector supports a variety of ecosystems (e.g., forests, wetlands) with a diversity of flora and fauna including numerous rare species.

- An estimated 1 million people visit annually for sightseeing, hiking, cycling, swimming, boating, picnicking and skiing activities.

- There are 30 kilometres of parkway (the Gatineau, Fortune Lake and Champlain) and approximately 20 kilometres of municipal roads (including Meech, Kingsmere, Notch roads).

- Primary destinations, including:

  - Mackenzie King Estate (60,000 annual visits);
  - Champlain Lookout;
  - The geodetic point on King Mountain[7] (one of the few national historic monuments in the Outaouais);
  - Pink Lake;
  - The Gatineau Park Visitor Centre (30,000 annual visits).
  - Two public beaches (O'Brien and Blanchet), one boat launch (McCloskey), five picnic areas, 17 parking areas.

- An extensive trail network which represents approximately 75% of the Park's trails. 80 kilometres of groomed and regularly patrolled ski trails.

- Camp Fortune downhill ski area (168 hectares and 160,000 visits annually) and a major communications tower and associated facilities.

- Two residential communities (Meech Lake and Kingsmere) with a total of 165 cottages and permanent residences and another thirty-five residences spread throughout the sector.

- A government conference centre (Willson House), the official residence of the Speaker of the House of Commons, and many heritage buildings and features (Carbide Willson Ruins, O'Brien House, etc.).

- Major events such as Fall Rhapsody, Mackenzie King Estate special activities and the Keskinada Loppet.

3.3 Baseline Maps and Information

The following maps have been prepared to present baseline information:

- Drainage and Slopes
- Sensitive Environments
- Human Presence
- Historical Features
- Private, Leased and Developed Sites
- Trails and Activities
- Meech Lake Area Property Analysis
- Kingsmere Area Property Analysis

Using the baseline maps as a starting point, environmental synthesis, zoning and concept maps have been prepared. These maps appear at the end of the document.

- Environmental Sensitivity
- Parkway Sector Zoning
- Summer Concept
- Winter Concept

7 *National Historic Sites and Monuments Board of Canada (1929). A plaque was installed in 1930.*

4.0 Visitor Segments

For the purposes of planning, the visitors to the Parkway Sector can be subdivided into two general segments. The first is the Parkway Tour segment, which can be described as visitors who arrive in the Park with limited preparation and often only a general idea of what their visit will entail. They tend to explore the Park by travelling along the parkways and stopping at sites and attractions along the way. The second group is the Destination/Activity participants, who are Park visitors who plan and prepare for a specific activity in the Park before arriving. Cross-country skiers, hikers and beach users are examples.

4.1 Parkway Tour

The Parkway Tour segment is based on visits which are short, general in nature and often spontaneous and which combine entertainment and education. These visitors are drawn to Gatineau Park through tourism information or the recommendation of friends and family. The primary motivation for their visit is to experience the Park through its key attractions.

Distinguishing Factors

- Spend under three hours in the Park, visit two, and most likely no more than three sites, and use the Parkway network to complete their itinerary.
- The three most popular destinations are Pink Lake, Mackenzie King Estate and Champlain Lookout.
- An overwhelming majority of first-time visitors to Gatineau Park fit into this category.
- Find out about the park through tourism information or from family and friends (hosts in the case of visitors from outside the region).
- This segment is made up of two sub-segments: local residents who come to the Park several times a year and first-time visitors to

Champlain Lookout during Fall Rhapsody

Gatineau Parkway

the Park made up, to a large extent, of people who are not residents of the NCR.
- The only activities engaged in, beyond touring the Parkways, are those which are spontaneous and require no preparation such as short walks on a trail or a visit to the Tea Room at Mackenzie King Estate.
- They are highly receptive to orientation and information services and a visit to a visitor centre has the potential to become a key element in their Park experience.
- Travels by car or tour bus.
- Primary visitation period is from the month of May through to the month of November (period during which the Parkways are open to vehicular traffic).
- Winter visits are limited and often involve pleasure skiing and walking along trails or roadways.

Summary of Activities: Parkway Tour

- Three primary sites: Pink Lake, Mackenzie King Estate, Champlain Lookout.
- A range of secondary sites: Étienne-Brulé Lookout, King Mountain, Mulvihill Lake, Meech Lake, Dunlop and Penguin Picnic areas.
- Primary activities: driving, walking, visiting Mackenzie King Estate.

4.2 Destination /Activity Participants

This Destination /Activity segment is composed of those who come specifically to engage in one or more activities. These are visitors who, when they get in their car (on their bike, etc.) know why they are going to Gatineau Park and what they will do when they get there. In winter this could mean cross-country skiing, while in summer it may be a visit to a beach at Meech Lake, mountain biking on the trails or going to tea at Mackenzie King Estate. A key aspect of this visitor population is that they are almost exclusively experienced Park visitors. Their motivations for visiting the Park are wide ranging, from the need for solitude or relaxation to high-level sports competition.

Cross-Country Skiing on Ridge Road

Their motivations may also vary depending on the activity and the people with whom they are participating in the activity.

Distinguishing Factors

- Primarily residents of the NCR.
- Visits Gatineau Park on a regular basis.
- Makes limited use of Gatineau Park orientation /information services.
- May participate in a range of activities but generally only one activity per visit (e.g., beach visit, trail hike, canoe ride).
- Finds out about new opportunities in the Park from friends and family.
- Travels primarily by car to reach the Park.
- Duration of the visit is generally less than half a day.
- Views the Park as a local recreational resource.

Given the wide range of motivations, as well as the experiences which this segment derives from their visit to the park, three sub-segments have been identified: Casual Activity Participants, Discovery Activity Participants, and Challenge Activity Participants.

Casual Activity Participants

The Casual sub-segment is made up of participants in a range of recreational activities. This includes beach activities, picnicking, short hikes and parkway activities such as in-line skating and bicycling on the North Loop of the Parkway during Sunday closures. They generally seek safe, low-stress forms of recreation in a managed setting (e.g., Blanchet Beach).

Distinguishing Factors

- Attracted by easily accessed opportunities with limited challenges.

Pink Lake Trail

- Often participates as a group (family, friends, etc.).
- Seeks low-risk activities.
- Social component as important as the Park experience.
- Tolerant of crowding.
- Generally does not visit the Park as often as the Discovery and Challenge sub-segments.

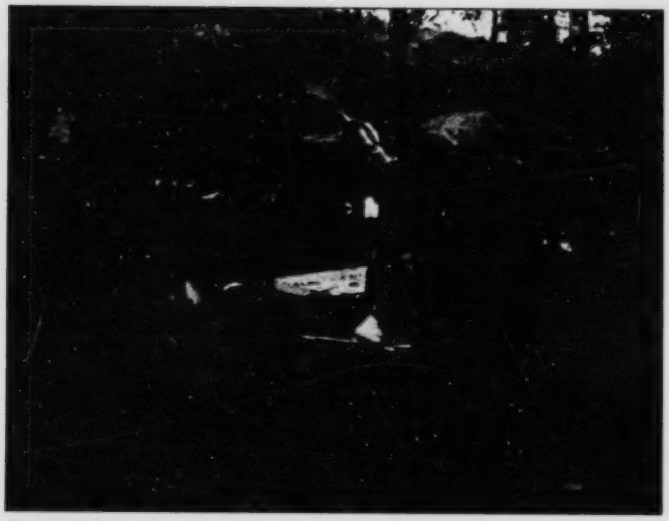
Discovery Activity Participants

The Discovery sub-segment seeks a more in-depth park experience than the Casual Activity Participants and they are willing to exert a reasonable amount of effort to achieve their objective. They are often interested in learning more about the Park and discovering new features as well as re-visiting favourite trails or destinations.

Distinguishing Factors

- Seek activities and destinations which allow them to experience the solitude and beauty of the Park.
- Participate as individuals or in small groups.

- Visit the Park on a regular basis (e.g., 15 to 20 visits per winter for cross-country skiers).
- Knowledgeable about Park opportunities.
- Non-competitive.
- Range of skill levels.
- Comfortable in unmanaged settings (e.g., non-trackset ski trails).
- Hiking, canoeing and bicycling are the primary summer activities, whereas ski touring and snowshoeing are the focus of winter visits.



Fortune Lake

Challenge Activity Participants

The challenge sub-segment is made up of Park users who view the Park as a location to challenge their abilities and to improve their skills and fitness. Their motivations can range from training for, and participating in, competitive events (e.g. cross-country ski races) to successfully riding a technically challenging mountain bike trail.

Parkway Special Event

Distinguishing Factors

- Visit the Park on a regular basis (generally more than once per week).
- View the Park as a local training resource.
- Seek opportunities which will challenge their skills and fitness (e.g. rollerskiing or cycling the Parkway Loop, mountain biking on the trails of Camp Fortune, cross-country skiing on well groomed but difficult trails).
- The intrinsic experience of their activity is generally more important than the setting.
- Reluctant to compromise the quality of their experience.
- Generally participate as individuals or in pairs but sometimes as a member of a team or with a like-minded group of individuals.

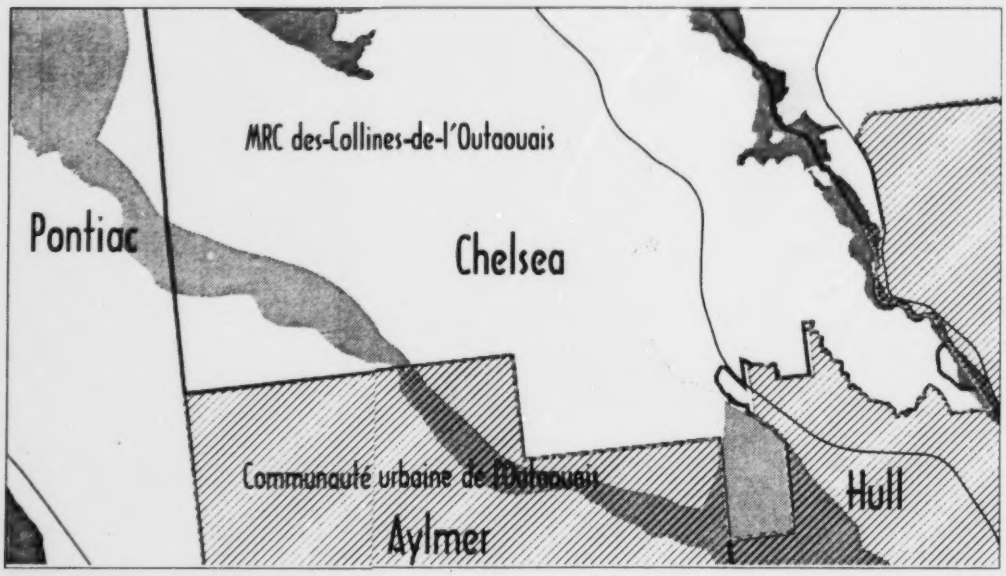
5.0 Local and Regional Planning Context

While most of the Parkway Sector is within the Municipality of Chelsea and the MRC des-Collines-de-l'Outaouais, a small portion is within the City of Aylmer and the Communauté urbaine de l'Outaouais (CUO). This section summarizes the aspects of the respective plans which are relevant to the Parkway Sector.

5.1 MRC des-Collines-de-l'Outaouais (Schéma d'aménagement)[8]

The MRC des-Collines-de-l'Outaouais is a rural regional government which encompasses seven municipalities. The Schéma, which has been in place since February 1998, provides general guidance for the planning of the territory as a whole. Local governments then develop more detailed master plans to guide land use planning and management at a local level. All of the Parkway Sector is given a "Park" land use designation within the Schéma. The following summarizes the points related to Gatineau Park:

- Gatineau Park is a structuring element for the MRC and for tourism development in the region given its environmental and recreational attraction roles (p. 12).
- Gatineau Park covers 17% of the territory of the MRC (p. 12).
- The Gatineau Park Master Plan specifies the themes and intensities of use. The Schéma takes these into account (p. 41).
- The MRC has chosen to make the tourism industry the cornerstone of economic development in the region (p. 53).
- The zoning designations of Gatineau Park are summarized (pp. 94-95).
- The Meech Creek Valley is discussed (recreational tourism role, maintenance of landscape, p. 99).



Regional Context of the Parkway Sector

[8] *MRC des-Collines-de-l'Outaouais, Regional Official Plan (Schéma d'aménagement), 1998*

- Notes that Willson House is "classified" and that main buildings of the Mackenzie King Estate are "recognized" for their heritage value by the Federal Heritage Building Review Office.

5.2 Municipality of Chelsea Master Plan[9]

The 1992 Municipality of Chelsea Master Plan has recently undergone a revision and was approved by the Municipal Council in June of 1999. A highlight of the plan is the new zoning designations for Gatineau Park land. All lands within the boundary of Gatineau Park have an EN (natural environment) designation. Within this designation specific land uses are defined. These include residential enclaves, Camp Fortune, Willson and O'Brien houses and Mackenzie King Estate. Appendix 5 provides details of the zoning. Other elements of the plan which affect the Parkway Sector of Gatineau Park are as follows:

- Supports the development of a network of trails to connect existing and future facilities within the municipality.
- Suggests that the municipality should study the possibility of providing greater public access to the Gatineau River.
- Only allows low density development with the exception of the village centre (Chelsea/Old Chelsea).
- Supports activities and facilities which protect and enhance the natural resources.
- Supports the realization of a functional village centre including increased parking, improved circulation, better signage and strategic placement of businesses and services.
- Supports the development of a strategy to identify and promote distinctive recreational tourism products.
- Identifies a need to determine the short-term and long-term impacts created by the (presence of) entrance to Gatineau Park on local infrastructure such as the road network, parking and businesses.
- Supports the development of a Comprehensive Development Programme for the village centre with the implicated partners (NCC, businesses, residents).
- Supports recreational tourism development in the vicinity of the entrance to Gatineau Park.
- Recognizes that the majority of Gatineau Park is dedicated to conservation and interpretation.
- Proposes that the character of the residential enclaves of Meech Lake and Kingsmere be preserved through the possible application of the Site Planning and Architectural Integration Program (PIIA).

5.3 Communauté urbaine de l'Outaouais (Schéma d'aménagement)[10]

Only a small part of the Parkway Sector is within the Communauté urbaine de l'Outaouais (CUO) (approximately 10%). All of these lands are within the City of Aylmer. The Schéma provides the following direction relative to the sector:

- States that it is essential that Gatineau Park remain in public hands (Ch. 6 p. 18).
- The Parkway Sector is noted as being contiguous with the territory of the CUO and that it serves the recreational needs of its population (Ch. 6 p. 19).

[9] *Municipality of Chelsea, Municipal Master Plan (Plan d'urbanisme), 1999*

[10] *Communauté urbaine de l'Outaouais, Regional Official Plan (Schéma d'aménagement), 2000*

- The Trans Canada Trail (hiking, cross-country skiing, bicycling) crosses both the Gateway and Parkway sectors and enhances the potential for recreation and tourism (Ch. 6, p. 19).
- Because the Trans Canada Trail will connect directly with Ontario, the plan requests that the NCC improve (trail) access to the cities of the CUO, in particular Aylmer (Ch. 6, p. 20).

5.4 City of Aylmer Master Plan[11]

The City of Aylmer Master Plan (1989) recognizes the recreational potential of Gatineau Park and proposes the promotion of the Park as an important outdoor destination for both tourists and residents of the region. The Plan proposes the creation of recreational pathways, including equestrian trails, connecting Aylmer to Gatineau Park.

5.5 Association touristique de l'Outaouais (ATO)[12]

The Tourism Development Plan of the Association touristique de l'Outaouais was updated in December of 1995. The Plan evaluated the results of the first plan (1988), established a long-term vision for tourism in the region and presented general development orientations and a spatial framework (Ottawa Valley, access routes, destinations, natural areas). The Plan also examined trends and new tourism products such as ecotourism, adventure tourism and cultural tourism. Among the products with significant potential, the "nature-culture" product based on a combination of urban and natural activities would fit well with Gatineau Park. A co-ordinated approach to promotion focusing on European tour operators and the Ontario, Quebec and north-east American market is proposed.

The Plan highlights changes to the way the Park is managed (section 4.10), noting the diversification of activities and the integration of overnight accommodation and restaurants in certain existing buildings in the Park. The development of a Visitor Centre and a "symbolic entranceway" to the Park were seen as positive steps towards better accommodating visitors from outside the National Capital Region.

5.6 Chelsea Planning Concerns

The following are planning concerns which have surfaced through public consultations, held as part of the process for the revision of the municipal master plan and zoning by-laws,[13] and through discussions with the planning staff of the Municipality of Chelsea.

- Improvements to the intersection of Scott and Meech Lake municipal roads in the village of Old Chelsea.
- Integration of the new visitor centre within Old Chelsea.
- Integration of Park and proposed municipal trail network, (tunnels under Highway 5, Old Chelsea).
- Maintenance and rebuilding of municipal roadways used by Park visitors (Meech, Kingsmere, Dunlop).

11 *City of Aylmer, Municipal Official Plan (Plan d'urbanisme), 1989*

12 *Tourism Development Plan of the Association touristique de l'Outaouais, 1995*

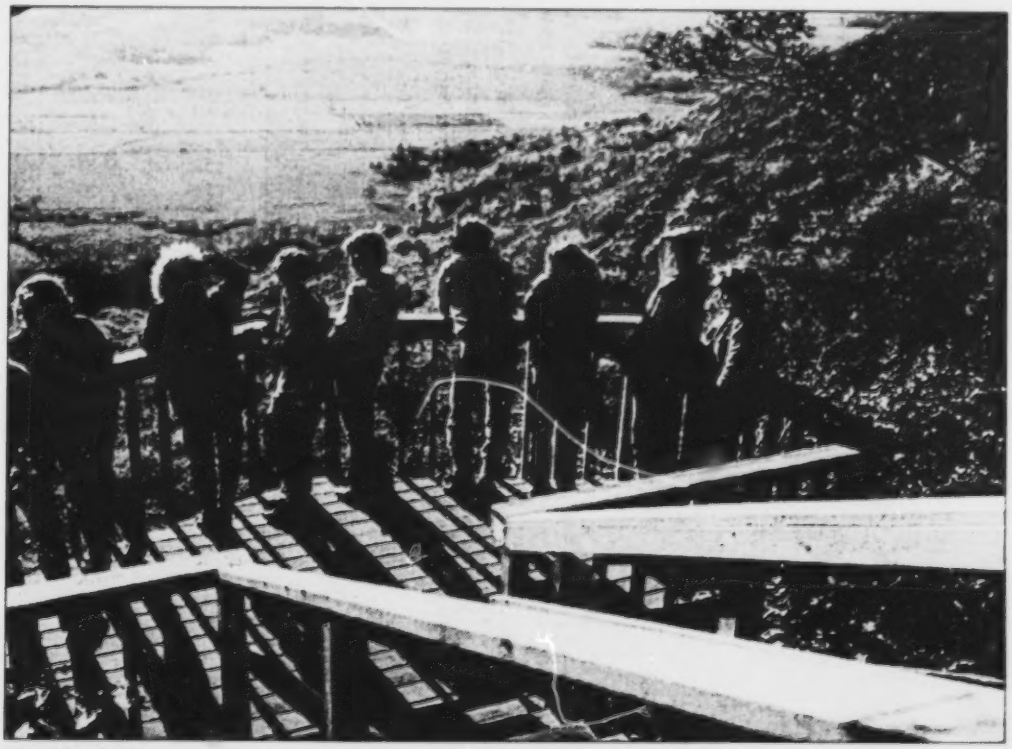
13 *The Municipality of Chelsea held a public consultation on December 9, 1998 to specifically address the issues related to the residential communities in Gatineau Park. The NCC participated in this session.*

- Municipal zoning of lands within the Park (Park lands, communities, private undeveloped land, commercial properties, Park facilities, remnant subdivided properties owned by the Commission).
- Use of minor variance process for the renovation or construction of homes within communities.
- Re-zoning of O'Brien House to allow for educational, training or hospitality functions.
- By-laws to manage boat houses and docks.
- Control of watercraft on Meech Lake.

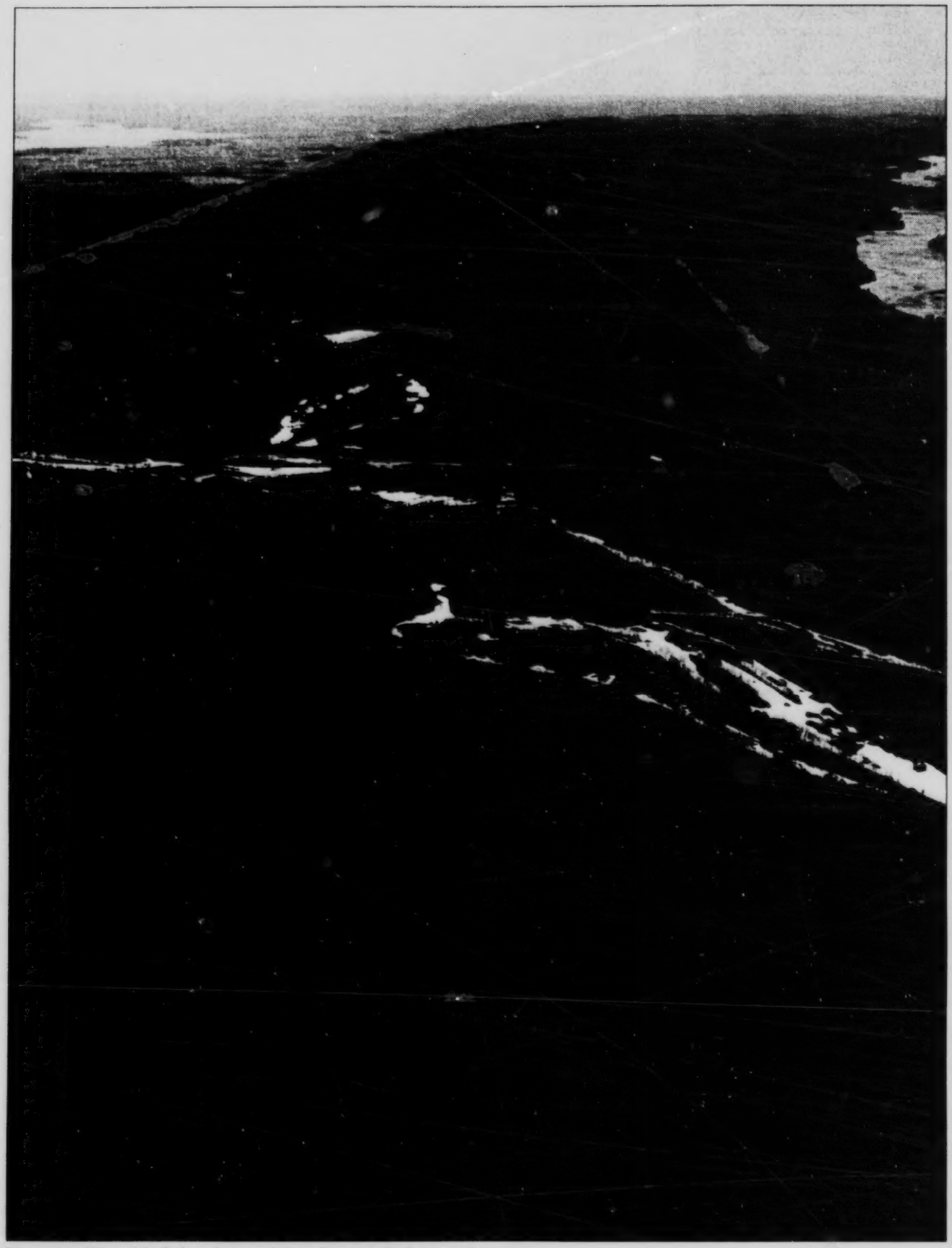
5.7 Aylmer Planning Concerns

In 1995 a presentation on the proposed Parkway Sector Plan was made to the council of the City of Aylmer. In response, Aylmer prepared and transmitted to the Commission a document which highlighted its concerns and suggestions. These are summarized as follows:

- Gatineau Park, and in particular the Parkway Sector, is not easily accessible to residents of Aylmer. This should be improved.
- Examine the possibility of aligning Vanier Boulevard and Notch Road.
- Install lighting along Notch Road.
- Improve signage between Aylmer and Gatineau Park.
- Develop a recreational pathway linkage.
- Examine the possibility of developing a service area and information kiosk for Gatineau Park within Aylmer.
- Develop a four-way interchange at the intersection of Notch Road and the Gatineau Parkway.
- Develop a recreational pathway adjacent to Notch Road (include horseback use).



Champlain Trail



Western Aerial View of the Parkway Sector with Camp Fortune in the Foreground.

Analysis 2

6.0 Planning Challenges

The following is a distillation of the planning challenges for the sector. They are not in order of priority.

- The fragmentation of Park-based ecosystems as a result of the limited area of the sector and the numerous features (roads, trails, residential communities, Camp Fortune) which impact upon the natural dispersal of flora and fauna.
- The preservation of the ecological, cultural and historical integrity of the sector and improving awareness and understanding of the natural, cultural and historic elements.
- The extension of sustainable environmental practices to private land within or near Gatineau Park.
- Co-operative management concerns or issues which are shared between the NCC and other parties including municipal and regional governments, private landowners and leaseholders (e.g. maintenance of municipal roads which provide access to Park features).
- The cumulative impacts of the increasing diversity and continuous growth of recreational activities on the environment, as well as on the quality of the visitor experience.
- The desire to improve the welcoming, orienting and information services for visitors.
- Satisfying the wide range of planning and management objectives as well as visitor and resident expectations for the sector (near-wilderness experiences to private property concerns).

Mountain Bike Race at Camp Fortune

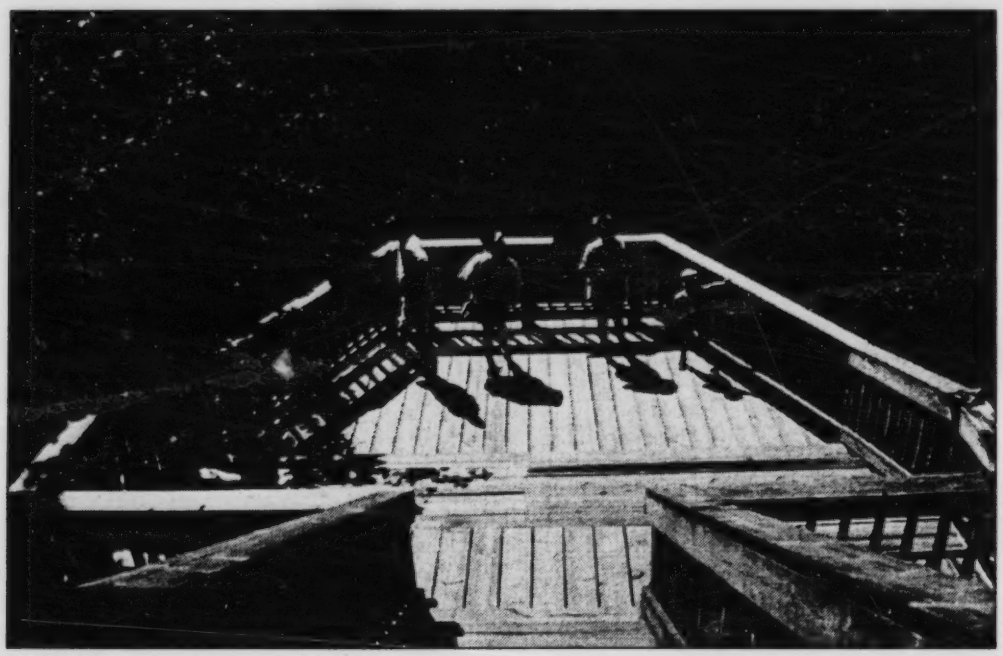
7.0 Recreational Activities

7.1 Parkway Touring

From May until November, the most popular recreational activity in Gatineau Park is "Parkway Touring."[14] The activity is based on travelling around the Parkway network by car or bus and stopping at two or three locations to look at the view, go for a walk or visit a particular attraction. Parkway touring is often an introduction to Gatineau Park and supports a high percentage of first-time visitors. Generally these visits revolve around a number of key attractions:

Pink Lake

Pink Lake, a rare example of a meromictic lake, is one of the primary destinations in the Parkway Sector. The site consists of two parking areas and an interpretive trail which circles the lake. The upper parking lot offers a view of the lake and interpretive panels which briefly describe the lake's natural history. The lower parking lot is a trailhead for the 1.2-kilometre interpretive trail and also provides universally accessible facilities. The trail has been designed to protect the sensitive soils through the use of elevated boardwalks and viewing decks. The interpetive panels along the walking trail present important conservation messages to visitors.



Pink Lake

[14] *See section 4.1 for a definition of the two defined visitor segments: Parkway Tour and Destination/Activity.*

Characteristics

- Pink Lake is the first major attraction on the Parkway for visitors entering the Park from Hull.
- Visitors are primarily from the Parkway Tour segment.
- Steady pattern of visitation throughout the season with a significant peak in late September and early October.

There are two types of visits:

- The upper parking lot accommodates short stops to view the lake from the observation platform (the majority of visits).
- The lower parking lot accommodates people who wish to hike the trail around the lake (or a portion thereof).
- The lower parking area is connected to the trail network of the Park and is accessible on foot or mountain bike in summer and cross-country skis in winter.

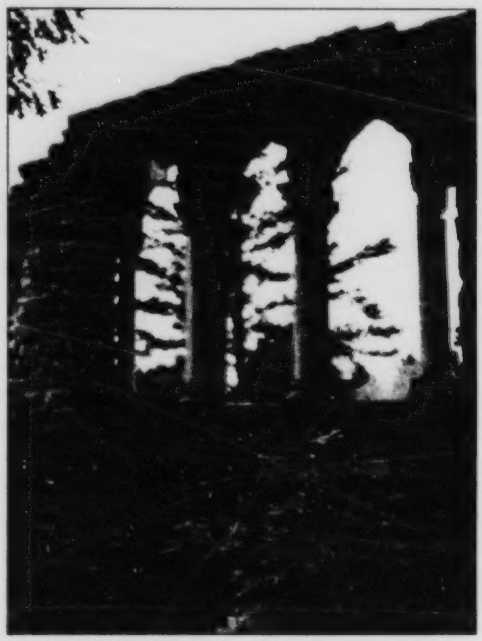
This site re-opened in 1991 after a four-year rehabilitation program. It provides high-quality interpretive information and well thought out and implemented visitor facilities. Pink Lake is an excellent example of the possibility of modifying visitor behaviour and changing the vocation of a site. Before the rehabilitation, Pink Lake was a popular destination for swimming and "bush" parties. Erosion of the shorelines was changing the chemistry of the water and threatening the lake's unique character. When the site was re-opened, the new focus was on the interpretive elements. The swimming and parties have stopped and the water quality is being monitored. Pink Lake has been used as a model for rehabilitation programs at other sites in the Park.

Planning Concerns

- Overcrowding of the parking lots on weekends during Fall Rhapsody.

Mackenzie King Estate

The 231-hectare Mackenzie King Estate was bequeathed to the people of Canada by the former prime minister William Lyon Mackenzie King. The estate, including the gardens, buildings, ruins and tea room, is one of the most visited destinations in Gatineau Park. On average, visitors to the site spend over 2 hours walking the grounds, speaking with interpretive guides, watching films and reading interpretive panels. They come away with a better understanding of the political, cultural and natural history of Canada. The estate operates from May to October, however, the parking area and trail access are available year round. In the



Mackenzie King Estate

winter it is a trailhead for cross-country skiing and walking. Although access to the site is possible from the Champlain Parkway, the primary entrance is via Kingsmere and Swamp roads.

Site Characteristics

Mackenzie King Estate consists of Moorside, Kingswood cottages and The Farm. All of these were former homes or cottages of Mackenzie King. Only Moorside, which houses a tea room (restaurant), and Kingswood (interpretive exhibits and artefacts) are open to the public. The Farm is the official residence of the Speaker of The House Of Commons.

Visitation to Mackenzie King Estate can be summarized as follows:

- The estimated number of visitors on an annual basis is approximately 60,000 (represents those who go to Moorside and Kingswood cottages).
- The parking area can accommodate approximately 90 vehicles.
- During the 1998 season 14,344 parking passes were sold.
- The peak day of visitation for the Estate in 1998 was Thanksgiving Sunday, with 758 vehicle passes sold.
- A total of 61 bus passes were sold in 1998 at the Estate. Thirty-one of these visits occurred during the period between September 21st and October 18th.

Planning Concerns

The following challenges are related to Mackenzie King Estate:

- The conservation and restoration of the historic landscape of the Estate.
- The long-term preservation and presentation of historic artifacts.
- Concentration of visitation on weekends and holidays.
- Access to Mackenzie King Estate requires a two-kilometre detour off the Gatineau Parkway on municipal roads.
- Impact of road traffic, as a result of the estate, on municipal roads.
- Traffic management on peak use days.

Champlain Lookout

Champlain Lookout is a major destination in the Parkway Sector. It has two distinctive functions: spectacular viewpoint over the Ottawa Valley, and trailhead for hiking and mountain biking. The site is busy during the parkway operating season and reaches its peak during the three weekends of Fall Rhapsody (mid-September to mid-October).

Champlain Lookout

Characteristics

Champlain Lookout is located at the terminus of the Champlain Parkway. It consists of a paved parking lot and adjacent lookout area used for short-term visits (less than a half hour), and a larger partially paved parking area used as an overflow and for trail activities. A short walking trail (1.5 km) with an interpretive pannel

expands the possibilities of a site visit.

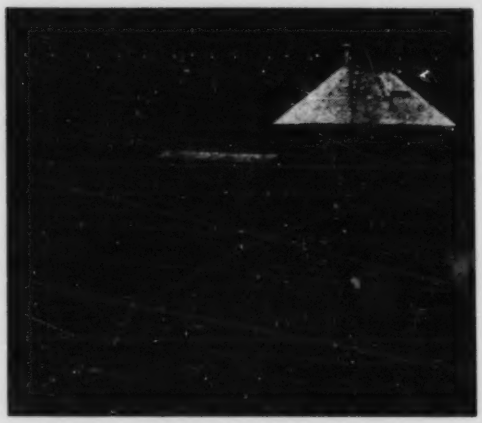
The site provides:
- A spectacular view over the Ottawa River.
- A turn around point for the Champlain Parkway.
- A short interpretive trail.
- A trailhead for hiking and mountain biking on trail #1 and others.
- Interpretive panels.
- Washrooms.

Planning Concerns

- Lookout activity and vehicular traffic poorly integrated, constant traffic takes away from the "Park experience."
- Conflict between pedestrians and through traffic in parking area.
- Difficult to encourage visitors to explore beyond the lookout site.
- Site has many hardened (asphalt) surfaces.

Carbide Willson Ruins

The Carbide Willson Ruins are located on the north shore of Meech Lake at the head of Meech Creek. They can be accessed from the O'Brien Parking Lot using trail 36 and a short side trail. They are the remnants of a plant built by Thomas L. Willson in 1913 for his experiments in the production of phosphate fertilizers. After his death in 1915, the plant was never again put into operation. During the Depression, the galvanized roofing materials and the iron beams were recovered from the building. The ruins are evidence of the industrial activity which once took place in the Park and represent significant interpretive potential. The site became a destination for nudists by the end of the 1930s.



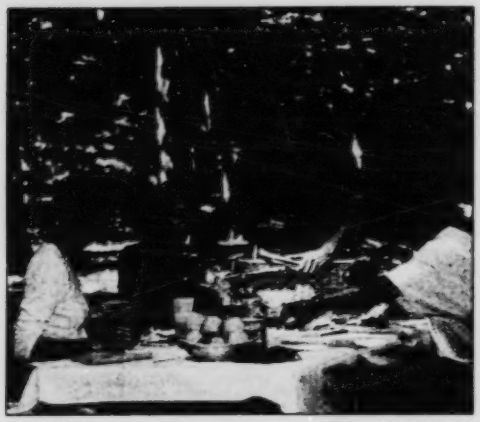
Carbide Willson Mill (from the collection of Willson's family, circa 1916)

Over the years, the many attempts to discouage this activity have not had the desired effect. In 1988 a development plan was prepared but only partially implemented. In 1990, the Park, concerned about the safety of the ruins, undertook some measures to stabilize the different components and to provide a further measure of public safety by installing guard-rails and blocking off dangerous areas.

The ruins are a popular destination for hikers, particularly during Fall Rhapsody. The history of the site as well as its beauty combine to create a great attraction for Park visitors. In 1998, interpretive panels were installed along the route to the ruins and at the site itself. The site is promoted on Park maps and has been featured in newspaper and magazine articles.

Planning Concerns

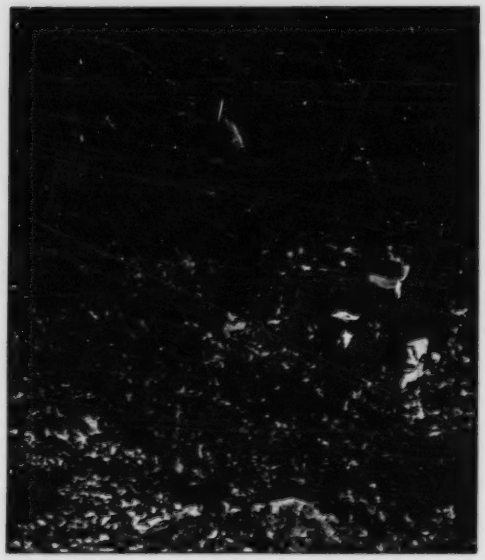
- Use of mountain bikes on the access trail and on the trail to the north of the ruins leading to the powerline and to the tunnels under Highway 5.
- Conflicts between nudists and other visitors to the site.
- Maintaining historic veracity of the ruins while ensuring visitor safety.



Picnicking

Parkway Trailheads and Picnic Areas

Beyond the major destinations of the sector there are numerous parking areas which serve as trailheads for short interpretive trails and the hiking and mountain biking network, or as destinations for picnicking, looking at the view or just enjoying the outdoors. Each of these areas is described in detail in Appendix 4.



Family Hiking

7.2 Summer Activities

7.2.1 Trails

Trail activities are one of the primary forms of recreation in the Parkway Sector. Historically, cross-country skiing played an important role in the creation of Gatineau Park and many of the trails used today were cleared by members of the Ottawa Ski Club as long ago as 1920. The current trail network is well recognized for its diversity and quality and accommodates a wide range of users at all times of the year.

Hiking

Hiking is one of the primary recreational activities of the Parkway Sector. The most frequented hiking trails are the short dedicated loops associated with heavily visited Parkway sites such as Champlain Lookout, King Mountain, Mackenzie King Estate and Pink Lake. Beyond these locations, hiking is an activity of relatively limited popularity except for brief periods in the spring and fall when there are no flies and the temperatures are comfortable. That said, the Park has had some success in the development and promotion of dedicated hiking trails such as the Fire Tower Trail and the Wolf Trail. The challenges faced by Park managers include minimizing conflicts between mountain bikers and hikers, and promoting hiking opportunities based on the existing network of trails.

Hiking Experiences

The Parkway Sector supports three types of hiking experiences:

Casual

- Short loop trails (interpretive in certain instances) which are associated with primary destinations (Pink Lake, Champlain Trail, etc.).

Ridge Road

Discovery

- A wide variety of hiking opportunities largely based on the ski trail network.

Challenge

- Physically challenging, dedicated (e.g. Wolf Trail) or unofficial backcountry trails.

Characteristics

- Hiking trails can be classified into two categories: dedicated or single-purpose hiking trails, and cross-country ski trails which are usable in summer.
- There are three self-guided interpretive trails in the sector (Champlain, Pink and King Mountain).
- There are several dedicated hiking trails in the sector (e.g. the Sugar Bush, Wolf and Larriault trails).
- Certain hiking trails are shared with mountain bikers (e.g. numbers 1, 5, 15 and 40).
- The network is accessible from many locations, including most of the parking areas in the Parkway Sector.
- Visitor information includes a summer trails map, a series of pamphlets for individual trails (e.g., Larriault), the destination, direction and distance signage system, the Visitor Centre and the NCC website (www.capcan.ca).

Planning Concerns

- Conflicts with mountain bikers.

There are two components to this issue: the first is that casual hiking often takes place on shared trails such as Ridge Road, where bicycling speeds are sometimes high. The second is encounters with mountain bikers on hiking-only trails.

Cross-Country Race at Camp Fortune

- Reliance on trails developed for cross-country skiing limits hiking potential.

  A good ski trail is not necessarily a good hiking trail. For example, there is less need for hiking trails to be smooth and wide, winter vistas are often blocked by leaves in summer, and wet areas that are easily crossed in winter are often impassable. There are also only a limited number of outstanding hiking opportunities in the sector (deciduous forest, few openings, gentle terrain).

- Difficult to package and promote hiking.

  There are a number of hurdles: there are a large number of trails in the sector but not all are interesting for hiking; short periods of the year when hiking is popular; and a limited network for the Discovery and Challenge client segments.

- Numbering system does not help to promote the character of individual trails.

  This is the same issue for all trail activities. It is a little more complicated for hiking trails because names and numbers are already used.

Mountain Biking

Mountain biking has grown and diversified since it first appeared in the Park in the early 1980s. In the late eighties, recognizing both its popularity and its impacts, Park managers developed a management strategy. It included designating 90 kilometres of trails as multi-use (hiking and mountain biking), defining a season for mountain biking, establishing a code of ethics for mountain bikers and developing an annual environmental trail monitoring program. The Park rehabilited and hardened certain trails to accommodate mountain bike use (1,15, 36,40) and restricted access to many trails which were not capable of supporting the activity or were deemed not to be of interest to mountain bikers. This approach had the effect of reducing (but not eliminating) use on trails not capable of supporting mountain biking and of legitimizing the activity. Mountain biking has gradually evolved and the Park now supports a wide range of users and interests. Magazine articles and trail guides promote mountain biking in the Park and the popularity of the activity continues to grow. There are, however, some unresolved challenges, including: conflicts between mountain bikers and hikers at certain key areas in the trail network, cycling on unauthorized trails, and the maintenance required for shared trails.

Mountain Bike Experiences

Based on the sub-segments of activity participants described in section 4.2 of this document, mountain bikers have been sub-divided into three groups:

- **Casual:** Easy, non-technical riding on roads and primary trails (novice riders, families, seniors);
- **Discovery:** Exploration of more challenging official trails with some technical elements (trail numbers 15, 36, 40);
- **Challenge:** Technically and physically challenging experiences (e.g., Camp Fortune race trail).

Characteristics

The Parkway Sector is a popular destination for mountain biking for numerous reasons:

- Proximity to urban areas and easy accessibility.

- Range and diversity of opportunities (paved roads to technical single track).
- Opportunities to experience the natural values of the Park within a short time frame.
- Possibility of combining riding with other activities (e.g., swimming at Meech Lake).

Planning Concerns

- High maintenance requirements of mountain biking trails to correct environmental concerns.

  Trails such as #5, 15, 36, and 40 require high levels of maintenance to combat erosion and drainage problems and to maintain safe riding conditions.

- Conflicts between mountain bikers and hikers.

  The difference in speeds of the activities as well as the motivations of the participants are some of the sources of the conflict. Riding on un-authorized trails is also an irritant.

Ridge Road

- Mountain biking trail network which tends to concentrate users on certain trails (e.g., #1) and does not satisfy the Discovery and Challenge activity participant sub-segments.

  The present network provides limited opportunities for loops without resorting to road connections or the use of unauthorized trails.

- Uncertain status of Camp Fortune mountain bike trails.

  This includes their relationship to Park trails, maintenance responsibilities and trail signage requirements.

- The lack of respect for trail designations by certain riders and the limited ability of the NCC to enforce compliance.

  This creates conflicts between trail users, environmental impacts and safety issues.

Historic Trails

Gatineau Park is rich in human and natural history, which is interpreted at sites and along trails. The Parkway Sector, because of its accessibility and its clientele, presents many of these stories at locations such as Pink Lake and the Carbide Willson Ruins. The Commission has prepared an interpretive plan for Gatineau Park which presents a comprehensive and global approach to the development of interpretive programs. The interpreted themes, sites and trails within the Parkway Sector include:

Interpretive Panel at Pink Lake

Human History

- Mackenzie King Estate
- Larriault Trail at Kingsmere
- Trail #36 leading to the Carbide Willson Ruins
- Interpretive panels on Ridge Road (#1), and the Skyline (#6), Western (#9) and Huron (#3) trails.

Natural History

- Pink Lake (includes a human history element as well)
- King Mountain
- Champlain Trail

In addition to Park-provided interpretive panels and pamphlets, a recent publication describes numerous walking routes and their human and natural histories. Trails covered within the Parkway Sector include McKloskey Trail (#2), Mica Mine (#15), Skyline (#6) and The Ramparts (#28).

Planning Concerns

- Lack of promotion of interpretive trails (e.g., signage along the Parkways).
- Certain themes are not presented (e.g., historical features).
- Themes presented do not always expand to present a more global context (link to the NCC mandate).

Discovery Trail / Trans Canada Trail

A noted intention of the 1990 Gatineau Park Master Plan is the development of a "Discovery Trail." The concept is based on the creation of a trail which would link many of the natural and cultural features of Gatineau Park in a way which would allow in-depth exploration. The trail could become a marketing feature of the Park and the foundation for Park-based tourism (e.g., inns, restaurants and services in the communities adjacent to the Park). The proposed route starts near the visitor centre in Old Chelsea and wends its

Trans Canada Trail

way to Philippe Lake and on to La Pêche Lake. In reality, the only missing link is a connection between trail #36 north of Meech Lake and Old Chelsea,[15] a distance of approximately 4 kilometres. If completed, Old Chelsea could become the hub of the trail network and a starting point for hut-to-hut or inn-to-inn excursions into the Park. For example, the Meech Creek Valley or Philippe Lake could be the destination for an overnight trip (by mountain bike, on foot or on skis).

The Trans Canada Trail is a millennial project which will link the country from sea to sea to sea. The concept is based on multiple use corridors. This would entail non-motorized uses in summer (hiking and cycling) and designated uses in winter (motorized [snowmobiles] or non-motorized [cross country skiing, snowshoeing etc.]). In Gatineau Park, no motorized activities will be permitted on the Trans Canada Trail.

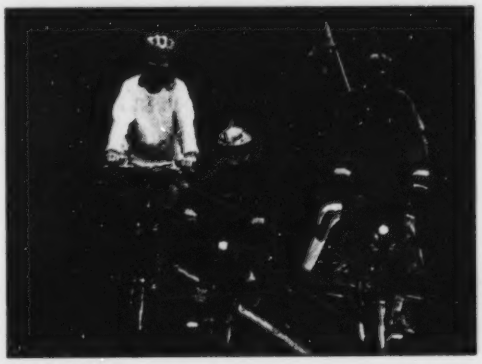
The portion of the Trans Canada Trail located within Gatineau Park is made up of linked sections of existing trails. Following the recreational pathway from Jacques-Cartier Park via Leamy Lake, it enters the Park on trail #5 just south of Pink Lake. It then continues on to Kingsmere before connecting with Camp Fortune and the north side of Meech Lake, eventually reaching Wakefield. The Trans Canada Trail and the National Trail[16] share a portion of the corridor of the Discovery Trail.

Planning Concerns

- The Discovery Trail and the Trans Canada Trail, while identified along the trail, are not fully completed.
- Operational standards and permitted uses vary along the Trans Canada Trail route within Gatineau Park (primary to tertiary level, hiking only, shared use).
- The cost and environmental impact of completing the Discovery Trail by building a trail north of the North Loop (area of the sector which sees limited human activity).
- Difficulty assessing the benefits of the Discovery Trail and the potential impact that it will have on the use of other trails in the sector.

Non-Motorized Parkway Activities and Special Events

Although non-motorized Parkway recreational activities have gained a higher profile in Gatineau Park since the institution of Sunday morning closures in 1995, they have always been an important component of the recreational opportunities of the Park. Cycling is the primary activity and the Park is renowned for its minimal traffic, scenery and challenging hills. The Parkways are also used for roller-ski training (by local ski clubs as well as national team skiers) and for in-line skating. Gatineau Park has recently intensified its management efforts with respect to these activities.



Family Cycling

15 *Trails # 36 and 50 were designated as part of the "Discovery Trail" in 1990.*

16 *The National Trail, although it shares its route with the Trans Canada Trail within Gatineau Park, is a separate entity.*

Characteristics

- The parkways are used for road cycling by a wide range of users from April to November.
- Roller ski training takes place early in the day and is often organized by ski clubs.
- In-line skating, walking and running occur on the parkways during the Sunday closures.
- The North Loop is a popular destination for families with young children on Sunday mornings.
- The parkways are sometimes closed for special events such as triathlons and bicycling races.

Planning Concerns

- Roller skiing and in-line skating when the parkways are open to traffic.
- Conflicts with cars, particularly in narrow areas (Fortune Parkway).
- Intersections with busy local roads (Gatineau Parkway/ Meech Lake Road, Fortune Parkway/ Meech Lake Road).
- Bumpy and sometimes narrow local access roads (Meech Lake, Mine, Kingsmere and Notch roads).

7.2.2 Beaches and Water Activities

Beaches and Shoreline Use

Of the beach- and water-based activities available in Gatineau Park, Meech Lake's are the closest to the urban core. There are three main user groups:

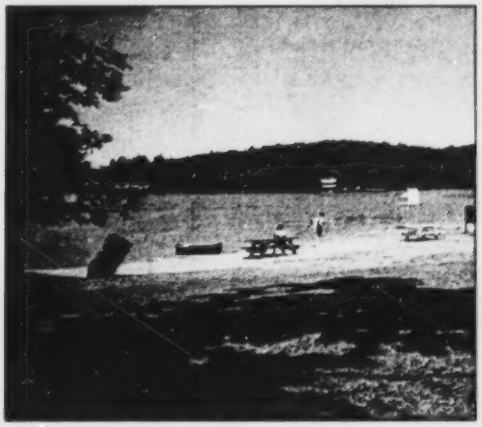
- Beach users: (Blanchet and O'Brien Beaches).
- Shoreline users (e.g., Macdonald Bay, Carbide Willson Ruins).
- Waterfront use by residents.

Characteristics

The following provides an overall picture of beach and shoreline use in the Parkway Sector:

- NCC offers two beach areas (O'Brien and Blanchet).
- Beach areas are small and cannot be expanded.
- Blanchet parking area can hold approximate ly 40 vehicles.

In-Line Skating on the Parkway



Blanchet Beach at Meech Lake

- On an average summer day, approximately 50 parking passes will be sold at Blanchet.
- On a peak day up to 130 parking passes will be sold at Blanchet.
- Most of the summer use is related to beach activities.
- The O'Brien parking area can hold approximately 100 vehicles.
- It is estimated that approximately 50% of O'Brien parking lot users in summer go to O'Brien Beach. The rest go hiking, mountain biking or go to unmanaged sites along the shore for swimming and sunbathing.
- The shoreline between O'Brien Beach and the outlet of Meech Lake is used for unregulated swimming and sunbathing.
- Approximately 100 parking passes are sold at O'Brien Beach on an average summer day.
- Up to 240 parking passes are sold at O'Brien Beach on a peak use day.

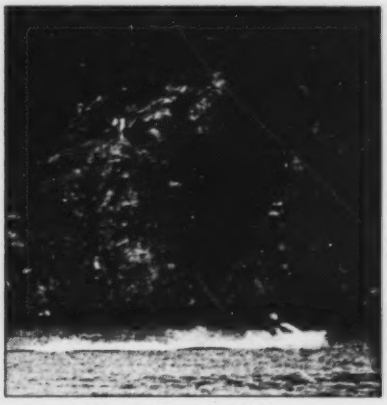
Blanchet Beach at Meech Lake

Planning Concerns

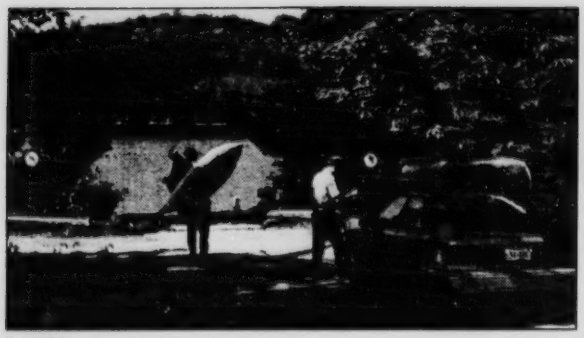
The following are issues related to beach and shoreline use:

- Vehicle traffic on peak use summer days (no precise vehicle counts exist).
- Meech Lake Road is narrow with limited places to turn around.
- Beach areas are small and will not be expanded.
- Demand for beach access exceeds supply on peak days.
- Overcrowding of beach areas can affect the visitor experience.
- Proximity of beaches to roads.
- Environmental impacts of unstructured use of shorelines and islands.
- Conflicts between residents and Park visitors who trespass on private property.

Peak Use Day at Meech Lake



Personal Watercraft and Shoreline



Boat Launch at Meech Lake

Anglers

Boating and Fishing

Boating and fishing are popular activities at Meech Lake. Essentially two types of use are accommodated:

- Non-motorized boating (e.g., canoe / kayak touring).
- Fishing (non-motorized).

Characteristics

The following provides a portrait of these activities:

- McCloskey Parking (P12) area is the primary access point for boating and fishing on Meech Lake.
- The parking area can support approximately 50 vehicles.
- On an average summer weekend day[17] 30 parking passes will be sold at P12, whereas on a peak day approximately 85 will be sold.
- Never reaches capacity during the summer months despite use as a trailhead.
- Most boating use is for outings of less than three hours.
- The primary destinations are undeveloped landing sites in areas such as Macdonald Bay.
- Cottage owners on the north side of Meech Lake use motor boats as a means of transportation.
- Residents also use Meech Lake for pleasure boating, water skiing and fishing.
- Personal watercraft (sea-doos) are used by residents.

Planning Concerns

The following are issues related to boating and fishing use:

- A limited natural resource (Meech Lake) and a long-term growth in demand for access.
- Wide range of activities offered is not always compatible with expectations by visitors and residents.
- Conflicts between non-motorized watercraft and motor boats and personal water craft (sea-doos).
- Noise of road traffic and beach use can diminish the quality of the experience.
- Impacts upon shorelines at landing sites (e.g., Macdonald Bay).
- Crowding of popular landing sites during peak periods.
- Impact of users upon fish and wildlife (e.g., spawning sites, nesting loons).

[17] *Parking passes are only sold on weekends, holidays and the last two weeks of July.*

7.3 Winter Activities

Gatineau Park emphasizes a total winter experience which designates cross-country skiing as the primary activity, but which also promotes snowshoeing, hiking, overnight stays in Park cabins and special events such as the Keskinada Loppet.

Cross-Country Skiing

Cross-country skiing is the traditional trail activity in Gatineau Park. A large part of the trail network was developed for skiing back in the 1930s, 40s and 50s by members of the Ottawa Ski Club. A distinctive aspect of the network is that it was developed, and has evolved, with no pre-determined design. Some of the trails are based on old settlers' roads, some were created to link features while others were built to maximize the pure pleasure of skiing. The result is a network of interconnecting two-way trails which appears to have no real logic when viewed on a map, but which provides an amazing diversity of opportunities in a limited area when experienced on skis.

In recent years, cross-country skiing in Gatineau Park has evolved significantly. The combination of the popularity of ski skating, the intensive grooming of the Parkways and primary trails and the problem of inconsistent snow conditions has meant that many of the traditional ski trails are seeing less use. Not only has the use of trails changed, the length of time of ski outings has also decreased. In the 1950s and 60s, a ski outing was an all-day activity. Today, most are less than three hours in length. At the same time however, skiers come more often and ski at less traditional times such as during the weekdays or in the evenings. The challenges faced by the Commission include: the realization of the desire to make Gatineau Park a winter destination for visitors from outside the region.

Keskinada Loppet

diversifying the clientele by providing further opportunities for under-represented client segments such as families with young children and maintaining the affordability of the activity while providing expected services (trail grooming, signage, patrol, etc.).

Cross-Country Ski Experiences

The Parkway Sector supports three types of cross-country skiing experiences:

Casual

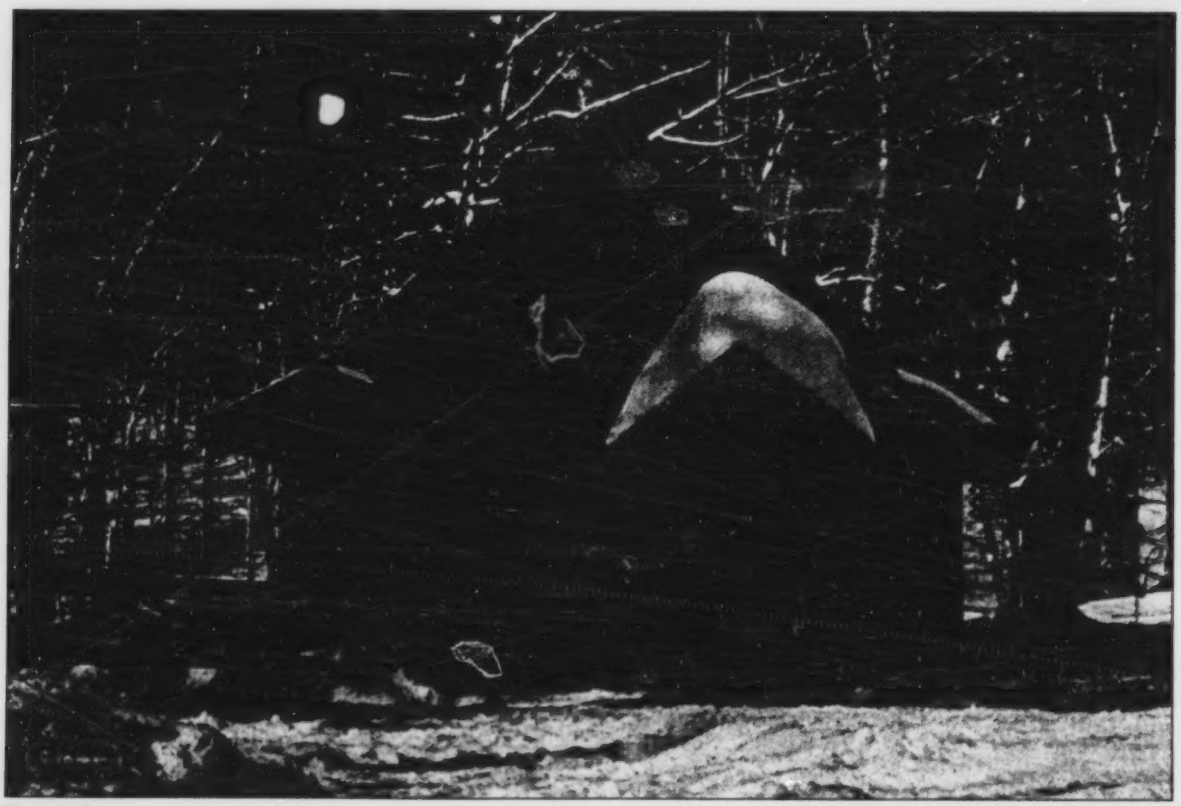
Easy, non-technical opportunities for beginners, families and seniors (e.g., North Loop of Gatineau Parkway).

Discovery

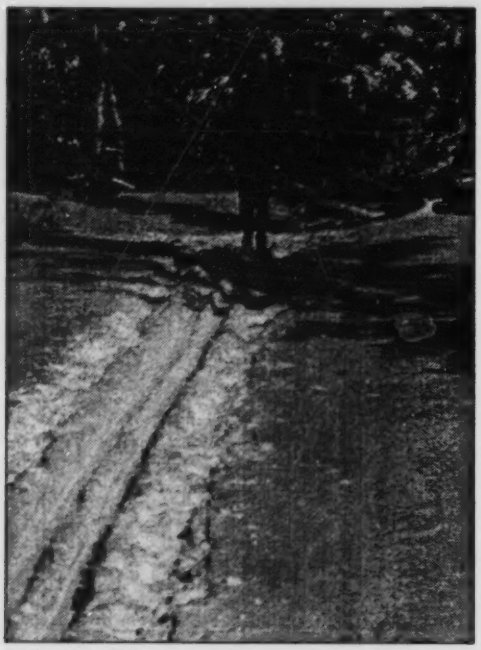
Opportunities to discover the Park based on a range of designated trails and different ski techniques (the majority of skiers).

Challenge

Skiers training for, or participating in, competitions or backcountry opportunities based on unmaintained trails or bushwhacking.



Huron Lodge



Backcountry Skiing

Ski Skating

Characteristics

Over the last 80 years cross-country skiing has grown and evolved, and the Parway Sector now supports a diversified, high-quality trail network and services. Some of the key characteristics of the network include:

- A diversity of natural landscapes and opportunities to discover the sector, from parkways to backcountry.
- Approximately 80 kilometres of ski trails in the sector classified into three different types: diagonal stride only, shared (diagonal stride and ski skating) and backcountry. The first two types are trackset regularly with mechanized groomers, whereas the backcountry trails receive a minimum of maintenance. The network includes the Gatineau, Fortune and Champlain parkways as well as trails for training and competitions at Camp Fortune.
- A trail signage system to orient and direct trail users (based on destination, direction and distance) as well as a system which classifies trails according to their level of difficulty (easy, difficult, most difficult).
- A user-pay system consisting of season and day passes which is used to offset the cost (approximately 60%) of maintaining the trails. There are over three thousand season-pass holders.
- Eight maintained parking areas with trail information, user-pay boxes and toilets. Four day-use shelters with wood stoves often used as destinations for lunch or supper.
- Visitor services including a volunteer ski patrol on weekends and holidays and emergency telephones in shelters.
- Visitor information including trailhead bulletin boards, a detailed winter trails map, the visitor centre in Old Chelsea, a website, and an information phone line on ski conditions.
- Special events including the Keskinada Loppet, winter and spring festivals and national or regional competitions.

Trailhead

Planning Concerns

- Limited services offered for beginner skiers or families with young children.

  There are areas that are good for families and beginners (Mackenzie King Estate, North Loop) but which lack services (e.g., heated shelter).

- Gradual decline in backcountry trail use and greater concentration of use on Parkways and Ridge Road (#1).

  A number of factors are probably responsible for this decline: the older skiers who are most familiar with the backcountry trails are declining in numbers, the level of maintenance of these trails has been reduced, and winter snow conditions are less consistent and favourable for backcountry skiing than they were in the past (more rain, increased temperature variability and thaws). At the same time, the parkways and primary trails such as Ridge Road are more intensively groomed and ski skating has increased in popularity.

- Services offered are not geared toward the interests of visitors from outside the region.

  The structure of the trail network favours regular trail users. For example, they know which of the 8 parking lots in the sector is best for the desired type of experience and they are aware of which direction a two-way trail is best skied. There are also some services which are of greater importance to visitors from outside the region and which at the present time are either not offered or are not easily accessed. This would include equipment rentals, waxing facilities, trailheads, with heated washrooms, lockers and public areas.

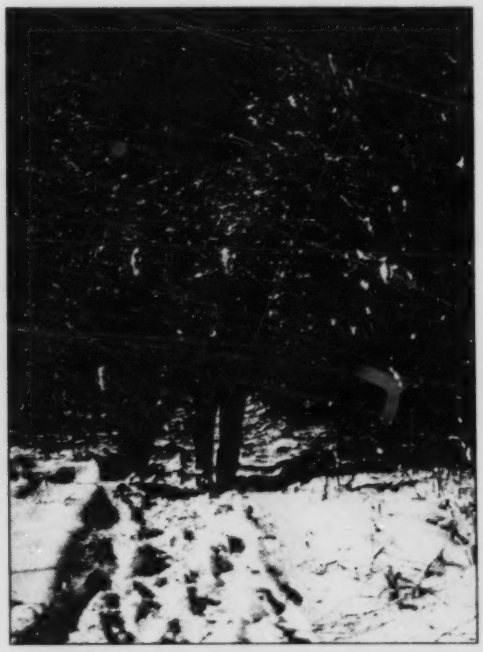
- Limited interpretive information (e.g., origins of the trail network).

  Interpretive panels are provided in the shelters and the origins of several of the historic trails are interpreted using panels; however, there is limited nature interpretation.

- Limited involvement of skiers in the development of the services offered.

  In recent years trail users have become more directly involved in management of the trail network through programs such as the volunteer ski patrol and the trail cleanup after the ice storm in 1998. At the same time, and to a certain extent because of the user pay program for skiing, trail users have become more willing to voice their opinions concerning the management of the network and less tolerant of poor conditions. The Park depends on revenues from ski passes to provide the present level of service and it is important that it respond to the needs of skiers.

Snowshoeing



Winter Hiking

Snowshoeing

Snowshoeing is a traditional winter activity which has never really gone out of fashion but which has never attained significant popularity in Gatineau Park. In recent years its profile has been heightened by new technology and the interest of an aging population.

Characteristics

- Snowshoeing, which takes place throughout the sector, is an activity which requires very little in the way of facilities.
- The Park has designated several trails for snowshoeing including part of Wolf Trail.
- Snowshoers are requested to stay off ski trails as the activity can damage ski tracks.

Planning Concerns

- Increased demand for the activity.

Winter Hiking

Winter hiking has grown in popularity in recent years, resulting in the Park designating and maintaining two trails for this activity (4 km).

Characteristics

- The Larriault Trail at Mackenzie King Estate and the Sugar Bush Trail adjacent to the Gatineau Park Visitor Centre are the two winter walking trails in the sector.
- The Winter trails map identifies and promotes the activity.

Planning Concerns

- Walking on ski trails causes conflicts with skiers. It is most prevalent on primary trails and parkways where the compacted surfaces improve footing.

Start of the Keskinada Loppet

Special Events and Activities

Gatineau Park has been the location of the Keskinada Loppet[18] since 1983. This international cross-country ski event regularly attracts 2,000 participants to the trails of the Park, including skiers from the United States and Europe, especially Scandinavia. In recent years, Gatineau Park has organized winter (January) and spring (March) seasonal events at the Gatineau Park Visitor Centre. Cross-country ski and biathlon races regularly take place at Camp Fortune.

Characteristics

- The Keskinada offers a series of 7 events ranging from 2 to 50 kilometres in length for both classic diagonal stride technique and ski skating. The events begin and end at the Collège de l'Outaouais and use the trails of the Gateway and Parkway sectors.
- The winter and spring festivals are used to heighten the profile of Gatineau Park.

Planning Concerns

- Certain trails used for the Keskinada require large amounts of snow and intensive grooming before they are capable of accommodating the event.

  In 1998 and 1999, this has meant that the flagship 50-kilometre events have had to be shortened and largely run on the Parkways.

- Keskinada organizers wish to be able to offer a permanent course which is useable in all conditions.

  The costs to upgrade existing trails to accommodate the event would be significant.

18 *The Keskinada Loppet was originally called the Gatineau 55.*

8.0 Special Management Zones

8.1 Meech Lake Residential Community

There are approximately 82 residences (cottages and year-round homes) in the Meech Lake Community. The Meech Lake area also supports significant public use in the form of two public beaches (Blanchet and O'Brien), a boat launch (McCloskey) and parking areas for water-based and trail-related activities. According to the 1990 Gatineau Park Master Plan, the Meech Lake residential community, along with Willson and O'Brien houses, is considered a Special Management Zone.

In recent years, rising property values, a lack of financial resources available to the National Capital Commission to purchase properties, and a relatively flexible application of municipal by-laws has resulted in an increase both in the conversion of cottages to permanent residences and in the construction of new homes. This is changing the nature of the community and there are concerns about the social, visual and environmental impacts associated with this change.

Property Analysis

- There are approximately 82 permanent homes and cottages at Meech Lake, not including Willson and O'Brien houses.
- There are 63 located on the south side of the lake.
- Nineteen cottages on the north side of the lake are accessible only by boat.
- Of the 63 houses on the south side of the

Capucin Chapel at Meech Lake

lake, approximately 45 are permanent homes and 18 are cottages.[19]

- Approximately 32 of the buildings on the south side of the lake are on lots of over 4,000 square metres (1 acre).[20] Therefore, there are approximately 31 buildings on lots smaller than 4,000 square metres.
- There is the potential for approximately 20 future lots on the south side if all of the private land available were to be subdivided into 4,000 square-metre lots.
- The maximum number of permanent homes on the south side of the lake is estimated to be 83.
- Only 16 of the 63 properties on the south side of the lake do not abut NCC land.
- Almost all of the homes on the south side of the lake have fully functional septic systems.
- The septic systems of the cottages on the north side of the lake have been inspected by the municipality; however, they are not managed under the Municipality's septic system program.

Planning Concerns

There are a number of concerns associated with residential development at Meech Lake:

- Potential for increased vehicular traffic on Meech Lake Road.
- Generally greater visual impact of permanent homes or cottages converted to permanent homes.
- Impact on public's perception of Meech Lake (i.e., less Gatineau Park and more private residential sector).
- Environmental impacts (e.g. increased phosphorus loading into lake, loss of habitat for wildlife, habituation of wildlife to humans, erosion of shorelines).

Residence on Meech Lake

- Conflicts between residents and Park visitors.
- Encroachments of private properties on Park land.
- Demand for public services and upgraded maintenance of public infrastructure (roads, garbage pickup, school busing, etc.).
- Frequent demand for, and approval of, "minor variances"[21] to Municipal by-laws in order to legalize conversions or new construction.
- Creation of expanded docks and boathouses alongside and on top of the water using the very narrow band of land between Meech Lake Road and Meech Lake.[22]
- Use of motorboats and personal watercraft on the lake.

Number of properties with houses on south side of Meech Lake	Size of property in square metres
4	< 1,000 m^2
11	1000 to 2000 m^2
11	2000 to 3000 m^2
5	3000 to 4000 m^2
32	> 4000 m^2
63 total	

19 *It is difficult to arrive at a firm figure because certain buildings are capable of being lived in year-round but are only used as cottages while others, which appear to be cottages (no foundation, limited insulation, etc.) are being used as permanent homes.*

20 *According to the municipal by-laws, this is the minimum standard for the construction of new homes on an empty lot. If a lot is less than 4,000 sqare metres but has an existing cottage or home, then the existing building can be demolished and a new home built. The municipality, however, limits the size of the home according to the size of the lot. See appendix 5 for more details.*

21 *A minor exemption is defined under the Land Use Planning and Development Act (LUPDA) and applies to municipal zoning and subdivision by-laws (LUPDA, Division VI, art.145.1 to 145.8). It is the Municipal Council which approves a minor exemption based on the recommendations of the Advisory Planning Committee.*

22 *A number of these structures have been rebuilt or newly constructed during the last five years. The Municipality has recently developed a stricter by-law as part of its Master Planning Process.*

8.2 Kingsmere Lake Residential Community

Kingsmere, like Meech Lake, combines private property and public use in an area which is completely contained within Gatineau Park. There are 71 homes in the Kingsmere residential community (west of the parkway overpass). Originally, Kingsmere was primarily a cottage enclave which, through gradual construction, reconstruction and conversion of cottages, has become a community of almost entirely permanent homes. According to the 1990 Master Plan, the Kingsmere residential community, along with Mackenzie King Estate, is considered a Special Management Zone.

Kingsmere is also one of the primary visitor destinations in Gatineau Park. It is the site of Mackenzie King Estate, the 231-hectare property which the former prime minister of Canada bequeathed to the nation, and "The Farm," the official residence of the Speaker of the House of Commons. Parking areas at the Estate and on Kingsmere Road are used as trailheads for trail activities such as cross-country skiing, hiking and mountain biking. Kingsmere Lake is only accessible to the public through Mackenzie King Estate and does not support any public water-based activities.

The key planning concern in the Kingsmere area is the balancing of public interests and the needs of private property owners, particularly during peak use periods (Fall Rhapsody).

Property Analysis

- There are 71 homes within the community.
- Of the 71, 64 are permanent homes and 7 are cottages.
- 12 of the homes are owned by the NCC.
- Approximately 30 to 35 potential lots exist or could be created through subdivisions.
- It is a relatively stable community with limited turnover of lots and construction of new homes in the last ten years.
- Approximately 50 of the 59 privates homes within the community abut NCC land.
- 75% of homes are on lots of more than 4,000 square metres.

Residence of the Speaker of the House of Commons

Planning Concerns

The following issues have been identified:

- Potential for increased residential development within the sector through the subdivision of properties or construction on empty lots.
- Encroachments of private properties on Park land.

Property size	Number of homes
1,000 to 1,999 square metres	4
2,000 to 2,999	9
3,000 to 3,999	4
4,000 +	54

8.3 Camp Fortune

Camp Fortune has, and continues to play a significant role in the activities of the Parkway Sector of Gatineau Park. In 1920, the Ottawa Ski Club purchased land for the development of a cross-country ski lodge in the Fortune Valley. Until that point, skiing was a relatively unorganized activity in the area. Skiers took the train from Ottawa and then skied in to what had yet to become Gatineau Park via trails from communities such as Ironsides, Old Chelsea and Cascades. The lodge soon became the hub of a cross-country ski trail network of over 100 kilometres. Many of these trails still exist today and are in large part the basis for the trail network of the sector. In the 1930s and 40s the sport evolved and downhill skiing came to the forefront with the development of mechanized ski tows and grooming. Hills were cleared and continuously improved and expanded. At the same time, the Ottawa Improvement Commission, the forerunner to the NCC, began to purchase land for the establishment of Gatineau Park. This was spurred on to a certain extent by Ottawa Ski Club members, who were concerned by the clearing of the forests in the Gatineau Hills. In addition to the 235 acres owned by the club, land was leased from the NCC in the 1960s to develop the Skyline Hill. The Ottawa Ski Club reached its peak membership in the early 70s, after which competition from other ski hills and the evolution of skiing in the area diminished the importance of the privately operated club. The National Capital Commission acquired Camp Fortune in 1991 from the Ottawa Ski Club. It is presently managed under a 25-year lease by a private operator.

Site Characteristics

- The present leased area is 168 hectares.
- Camp Fortune has been revitalized through the service improvements put in place by the leaseholders.
- The leaseholders have developed a base lodge over the last five years of approximately 10,000 square feet.
- There is no treatment of sewage on site. Waste is stored in tanks and trucked offsite on a regular basis.
- In the valley there are two quad chairlifts and many other lifts, a number which are no longer used.
- The Skyline Hill has two chairlifts.

Camp Fortune ski lodge

- All of the major slopes are lit for night skiing.
- Artificial snowmaking is available for all of the major slopes. Water is drawn from Fortune Creek. The leaseholders have access rights to the dam on Fortune Lake.
- The Camp Fortune communications tower is accessed from the Valley via a road. The tower and the land surrounding it are owned by the Canadian Broadcasting Corporation (CBC).
- The leaseholders have largely consolidated operations in the base lodge and several buildings are no longer being used.
- A biathlon range and cross-country ski trails are on the property leased by Camp Fortune.
- Mountain biking is a mainstay of summer activities at Camp Fortune and numerous trails for cross-country and downhill skiing have been developed on Camp Fortune property in recent years. The trails connect to, but are not integrated with, the Gatineau Park trail network.
- After the site was purchased from the Ottawa Ski Club, the Commission cleaned up two sites contaminated by hydrocarbons.

Planning Concerns

- Consolidation of services at Camp Fortune has left numerous facilities (buildings, tows, etc.) abandoned but still in place while new facilities have been built.
- Numerous mountain biking trails have been created over the last few years (downhill and cross-country). They are neither built nor maintained to the standards of other trails in Gatineau Park.
- Water levels of Fortune Lake may fluctuate depending on the snowmaking requirements of Camp Fortune.
- The capacity of the facility is greater than the available parking. The potential impacts of rectifying this imbalance (expanding the parking) would have to be evaluated.
- No long-term development plan.
- The Camp Fortune skiing and mountain biking activities, while confined to a relatively small area of the Park, impact beyond the boundaries of the facility. For example, the growth in year-round use of Camp Fortune will have an impact on local roadways such as Meech Lake Road.

Aerial view of Camp Fortune

8.4 Willson and O'Brien Houses

The Willson and O'Brien houses are located at the southeast end of Meech Lake. Willson House is the remnant of an original 400-acre estate which included an orchard, a vegetable garden, fishing pond and stone walls (which still exist today). The property was acquired by the National Capital Commission in 1979. The house of Ambrose O'Brien (Kinora Lodge), which is adjacent to the Willson House, dates from 1930. Built by a businessman from Ottawa, for a long time it was used as a summer cottage until acquired by the National Capital Commission in the 1970s.

Willson House, designated by the Federal Heritage Building Review Office (FHBRO) as a classified building, has been extensively renovated and is managed by Public Works as a government conference centre. O'Brien House, which has a recognized designation, remains largely unused. A recent study concluded that it is in poor condition and requires significant restoration work.

In 2000, the Commission solicited proposals from the private sector for the conversion of O'Brien House into a facility oriented towards health services, hospitality, training, or as a specialized centre for studies such as in the fields of the arts or environment.

Planning Concerns

- The future use of O'Brien House may represent a change in the approach to the development of services within Gatineau Park from that of the 1990 Master Plan.

The Municipality of Chelsea re-zoned Willson and O'Brien houses as part of the revision of the Municipal Master Plan to allow for a training, conference or research centre with secondary uses including a restaurant, bar and accommodations. The Commission will assess the potential for redeveloping O'Brien House through an expression of interest process.

O'Brien House

9.0 Visitor Access, Orientation and Information

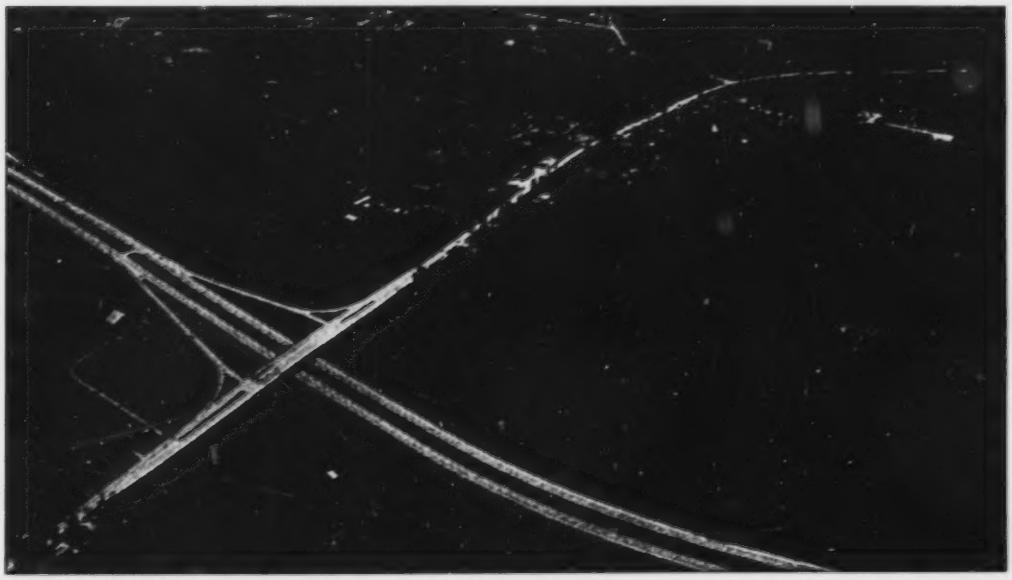
9.1 Access

Gatineau Park, and the Parkway Sector in particular, is noted for its accessibility. Bordered by roadways to the northeast and southwest, with the well designed parkway network within it and with a number of Municipal roadways leading directly into the heart of the sector, there are plenty of options for motorized access. Non-motorized access is also quite easy, with the recreational pathway network offering connections to the Capital and to the south end of the trail network of the Park. The numerous parking areas within the sector offer points of departure for hiking, mountain biking and skiing. It should be noted that access to the Park is quite different for the Park's two operating periods. From May to November the

Fortune Parkway

Parkway network, in combination with municipal roadways, are the principal means of access, whereas from November to April the local roadway network is the sole means to access the Park.

The Parkways form the basis for many of the activities of the sector. Although they provide access for motorized vehicles and cyclists, they



Old Chesea Aerial View

can also be considered an integral component of the Park experience for many visitors. During Fall Rhapsody they are such a significant attraction that overcrowding occurs during 4 to 5 weekends.[23] During the rest of the operating season the parkways are generally capable of supporting the demand.

Analysis

- Limited information on traffic patterns (last detailed visitor survey in 1981-82).
- Season extends from May 1st to the first snowfall (mid to late November).
- Regular closures on Sunday mornings since 1995 (6 am till 12 pm) for Sunday Bike Days. Irregular closures for special events such as triathlons or bike races.
- Special program with regional sporting clubs to close the North Loop for roller-ski training during the fall (Saturday and Sunday mornings).
- Parkways used primarily to access destinations within the Park.

Planning Concerns

- Traffic volumes on peak days during Fall Rhapsody.
- Night time speeding, parties, vandalism.
- Conflicts between motorists and in-line skaters, roller skiers and cyclists riding two abreast.
- Directional signage leading to and along the parkways.
- Communicating parkway closures for special events and Sunday mornings.
- Parkway Sector open 24 hours a day except during winter.
- Different standards of design and operation between parkways and local roads used to access Park attractions (Kingsmere and Meech Lake roads).

Gatineau Parkway during Fall Rhapsody

[23] *A visitor study is being carried out at the time of this publication (1999-2000).*

9.2 Old Chelsea Entranceway

Old Chelsea is one of the two primary access points to the sector for motorized vehicles (the other being the Gatineau Parkway from Hull). Most of the traffic funnels down Old Chelsea Road before entering the Park at the intersection with Kingsmere Road. Old Chelsea is both a destination and a service area for Park visitors. Its services include seven restaurants, a bed and breakfast, two general stores, a bakery and a sports store.

Analysis

There has been a gradual trend over the last ten years towards the conversion of private residences to commercial uses. The transition of the village will likely continue and will escalate the problems of traffic and parking. The clientele for these restaurants and services are both local residents and visitors, with the majority of the businesses relying on non-residents.

Planning Concerns

- The undistinguished entrance to Gatineau Park.
- The lack of integration of the orientation functions of the Gatineau Park Visitor Centre and the service functions of the village.
- The potential to improve the ambience of the village and to encourage visitors to explore the village and its attractions on foot.
- The unrealized potential of the natural and historical attractions in the vicinity of the village (Pioneer Cemetery, Chelsea Ravine, St. Stephens Church, Sugar Bush Trail).
- The lack of parking in the village.

9.3 Orientation

At the present time the standard signage of the Commission is the aluminum blade signs of the Federal Identification Program (FIP). These brown and beige signs are used to identify entrances to the Park, to orient visitors at key locations (e.g., Visitor Centre 10 km) and to identify sites (e.g., Champlain Lookout). The Park also offers other orientation tools including a trail signage system (based on direction, distance and destination), general orientation maps which are handed out at information centres, and summer and winter trail maps, which are available for purchase and are also posted at all trailhead parking areas. A visitor information kiosk operates at the Gamelin entranceway from May to November and provides personalized information as well as general information outside of operating hours. The Gatineau Park Visitor Centre on Scott Road operates year round and provides personalized information,[24] recorded phone information and a website.

Directional Signage (Federal Identity Program)

Properly orienting and directing visitors to the Park presents a challenge given the numerous accessibility options. A key limitation of the

[24] *The Centre has a natural and cultural exhibit area, meeting rooms, a multi-media room and offers personalized services for camping, itineraries, etc.*

FIP signage is the limited information which can be presented and the lack of identity it provides for the Park (FIP based on a standard which is used to identify all government buildings). Recently the Commission has begun to develop a more distinctive type of information signage which has been used at the Gamelin Information Kiosk. The quality, quantity and availability of information has improved during the last ten years. The new Gatineau Park Visitor Centre opened in December 1999.

Trail Signs

Planning Concerns

- Appropriate signage to access the new Visitor Centre from the Parkways and Chelsea roads.
- The lack of a distinctive identity for the Park road signage.
- The limited amount of information which can be presented using the FIP signage.
- The different orientation requirements for the two operating periods of the Park.

9.4 Visitor Information

The Gatineau Park Visitor Centre, located in Old Chelsea, is presently the only year round information/orientation service point in Gatineau Park. In recent years, despite a tight fiscal situation, the Centre has managed to maintain and, in certain instances, upgrade the level of service it provides. The profile of the Centre has also been heightened through a range of initiatives including improved visibility and road signage, the development of a short walking trail (Sugarbush), and the development of a trail connection to the North Loop of the Parkway. Programming initiatives revolving around special events have been developed as well. These include Fall Rhapsody, Earth Day, Parks Day and winter activities.

The new visitor centre on Scott Road offers greatly improved and expanded visitor information. The focus is on encouraging visitors to discover the Park through a range of activities. The Centre also offers new interpretive exhibits and an expanded range of visitor services.

Old Visitor Centre (Harrison House)

New Gatineau Park Visitor Centre

Characteristics

The following characteristics refer to the Visitor Centre:

- The Visitor Centre provides personalized services during its operating hours (9 am to 6 pm, seven days a week during the summer months, slightly shorter hours outside of this period) as well as pre-recorded telephone information through the 827-2020 phone line.

- Access to the Park's trail network is provided by connections to #1 (Ridge Road) and to the North Loop of the Parkway. A short walking trail (Sugar Bush) is available.

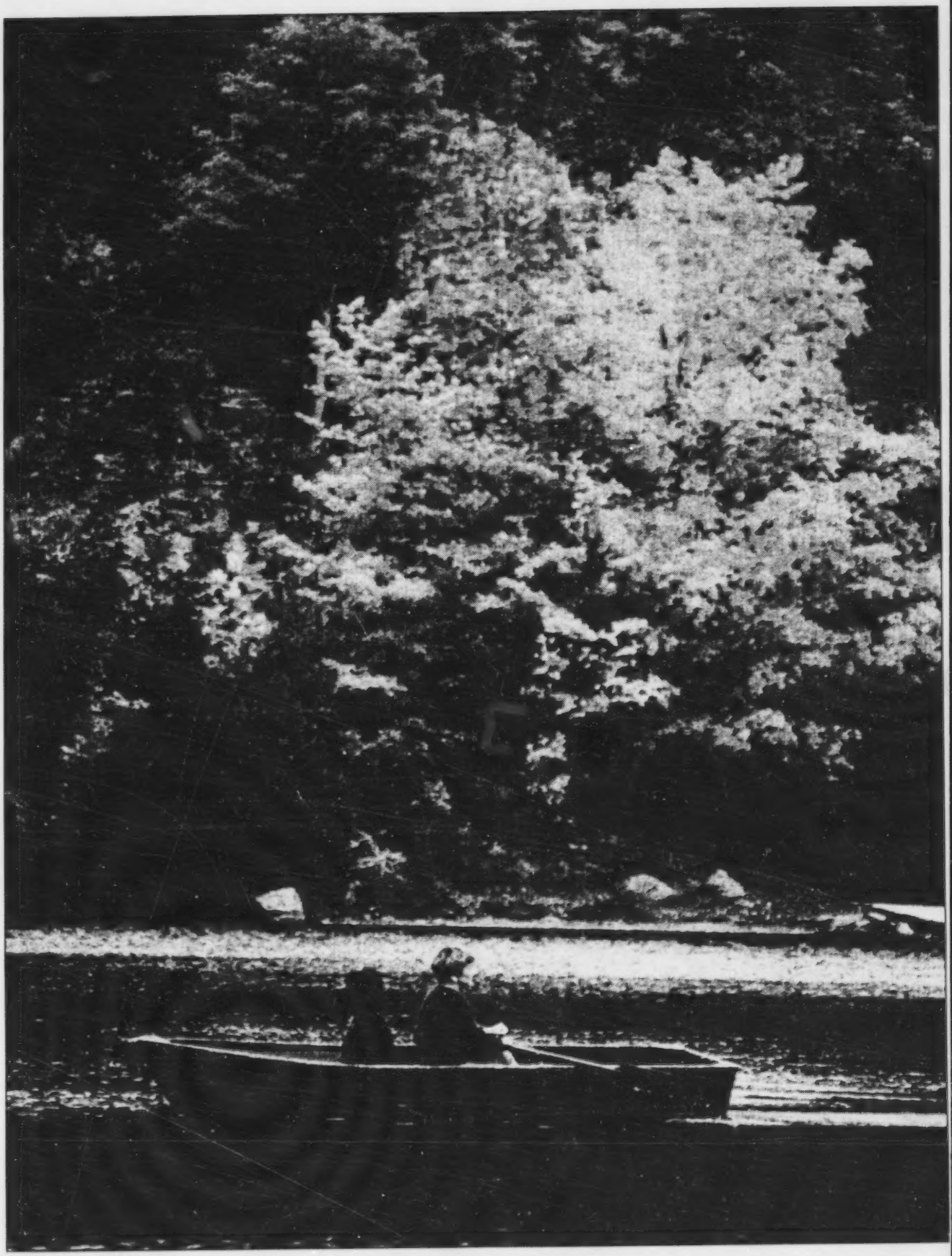
- The Visitor Centre is directly accessible from Highway 5 by either Old Chelsea (exit 12, north only) or Scott roads (exit 13, north or south) and is located at the entrance to the Park.

- There are distinct visitation patterns of the Visitor Centre, with peaks reached during July, September-October and January and two distinctive lulls in November and April. While overall visitation to the Park is greatest during the months of July and August, peak demand for visitor services generally occurs in late September or early October.

- The Visitor Centre offers the following new or improved services: new interpretive exhibits, a service area for trail activities and 100 additional parking spots.

Planning Concerns

- The connection between the Visitor Centre and the trail network is not particularly strong (trail #1, although nearby, is on the other side of Meech Lake Road and the Discovery Trail, proposed in the Gatineau Park Master Plan, has yet to connect the Visitor Centre to trail #36 north of Meech Lake).



Meech Lake in Early Spring

Vision, Planning Concept & Proposals

3

10.0 Vision Statement for 2010

A first step in the planning process for the Parkway Sector is the definition of a planning vision to guide the preparation of the plan.

The Parkway Sector, through its accessibility and its attractions, will play a key role in the interpretation of the National Capital Commission's mandate and will be a primary destination within Gatineau Park and the National Capital Region as a whole. Without compromising its cultural or ecological integrity, the sector accommodates a great diversity of visitors. Through participation in outdoor recreational activities and interpretation programs, visitors will be provided with an opportunity to appreciate the history, culture and environment of Gatineau Park and the Capital in a natural setting symbolic of Canada. The NCC will realize this vision by working in partnership with Park visitors, local residents, and the private and public sectors.

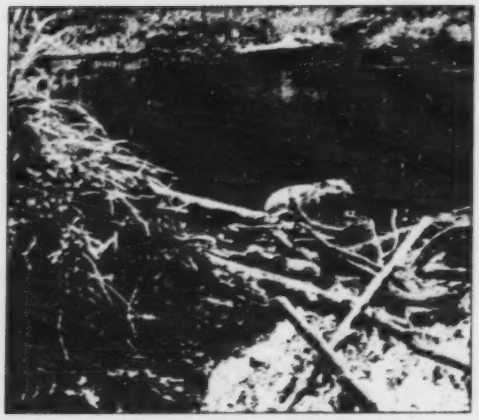
11.0 Planning Principles and Objectives

The following statements are the basic planning principles for the Parkway Sector. Following each principle is a series of objectives. Together, they anchor the vision statement and are the basis for the planning and enhancement of the sector. The principles and their objectives are organized on a thematic basis.

Environment

Given the diversity of ecosystems within a retively limited area and the already high level of use, a cautious and balanced approach to management is warranted, with a primary emphasis on conservation and the preservation of ecological integrity.

- Protect habitat in order to ensure the survival of flora and fauna (goal of no net loss).
- Maintain, and wherever possible enhance, the integrity of ecosystems.
- Manage with the goal of no net loss of natural areas.



Beaver

- Preserve the integrity of the cultural heritage of the sector in terms of heritage buildings, cultural landscapes and the remains of human activity.
- Place the protection of ecological functions and the quality of the visitor experience before growth in visitor opportunities.
- Encourage non-motorized activities such as hiking, cycling and cross-country skiing as the basis of the discovery of the sector.
- Minimize the visual and environmental impact of Park infrastructures and activities.

Visitors

The Parkway Sector attracts and supports a great diversity of visitors, but it does so within the context of a protected natural area. Visitor opportunities are based on the provision of a variety of outdoor recreational activities, the capacity of the environment to support these activities, as well as the quality of the experience which the Commission wishes, and is able, to provide.

- Emphasize basic and appropriate services such as visitor orientation, parking areas and trails.
- Support recreational activities that foster an appreciation and enjoyment of the natural environment.
- Provide opportunities for visitors of different ages, skill levels and physical abilities.
- Acknowledge the role of the parkways as both a scenic visitor attraction and a means of access.
- Recognize that there are periods of peak visitation and that a variety of management approaches will be required to limit the impacts of these periods.

Communication

Awareness and understanding of conservation issues and historic and cultural themes will play a key role in the messages communicated to visitors.

- Increase visitors' and local residents' awareness and understanding of conservation issues.
- Encourage public participation in Park planning and management.
- Increase knowledge of ecological functions and communicate the findings to the public.
- Pursue historical, archaeological and cultural research and communicate the findings to the public.

Regional Context

Partnerships and strategic alliances at many different levels are essential elements in achieving Park protection, providing visitor services and realizing regional economic benefits.

- Participate in regional and municipal planning exercises where possible, to ensure that the Commission's planning and management objectives for the Parkway Sector are considered.

- Ensure that Park services enhance the visitor experience and complement what is offered in surrounding communities.
- Promote the economic benefits generated by Park-related activities in the National Capital Region.

Park Services

Given the sector's vocation and the capacities of its facilities, it cannot be all things to all people. Consequently, the National Capital Commission will clearly define and communi cate, via the Sector Plan, its ma-nagement philosophy and objectives.

- Seek a balance between the demands for protection and use.
- Rationalize and re-use existing facilities rather than develop new ones.
- Use revenue generation as a means to offset the cost of offering an activity.
- Adopt a balanced revenue generation approach for activities, consistent with national and provincial parks and public sites.

12.0 Planning Concept

The proposed concept for the Parkway Sector is based on the vision, planning principles and objectives. Its goal is to support a *Park Discovery* experience for visitors. The concept is based on sustainable principles and an ecosystem planning approach. It encourages *"green outdoor experiences"* [25] that respect the natural environment. The concept reflects the seasonal patterns of use of the sector, corresponding to the operation of the parkways.

The proposed concept is organized around:

Natural Attributes

- With an emphasis on conservation and the protection of species.

Linear Features

- The Parkway system (Gatineau, Fortune and Champlain parkways).
- The summer and winter trail network as described in sections 7.2 and 7.3.

Filmmaking in Gatineau Park

[25] *The "Green Outdoor Experience" is a marketing approach for the Capital based upon the natural attributes and attractions of the region.*

Destinations

- Natural and cultural attractions (Pink Lake, Mackenzie King Estate, Champlain Lookout).
- Trailheads for hiking and mountain biking.
- Beaches and picnic areas.

Reception Area

- The Gatineau Park Visitor Centre, located in Old Chelsea, provides visitor information, orientation and services.

The proposed concept seeks to:

- preserve the integrity of ecosystems while offering high-quality outdoor recreation and cultural opportunities;
- protect the natural environment with particular emphasis on sensitive areas and rare or endangered species;
- provide visitors with outdoor experiences which respect the natural environment and contribute to a "Green Capital Visit;"
- re-distribute use to other areas of the Park and the region during peak use periods;
- fine tune the supply of activities and services to support current and future needs of both local users and visitors to the Capital;
- support universal access to a range of opportunities within the sector;
- enhance representative elements of the sector's historical and cultural environment;
- encourage collaboration with partners from the public and private sector, interest groups, associations and residents in achieving the proposed goals;
- include the existing destinations and activities of the sector in the Region's recreation-tourism offer.

The concept is organized around the following themes:

- **Natural and Cultural Environment**
- **Recreational Activities**
- **Regional and Local Partnerships**
- **Residential Communities**
- **Visitor Access**
- **Visitor Information and Orientation**
- **Special Management Zones**

12.1 Natural and Cultural Environment

Natural Environment

The introduction to the Parkway Sector Plan noted the relatively limited size and intensive use of the Sector. The planning principles in section 11.0 stated that: *Given the diversity of ecosystems within a relatively limited area and the already high level of use, a cautious and balanced approach to management is warranted with a primary emphasis on conservation and the preservation of ecological integrity.* The planning objectives also highlighted the need to *"maintain, and where possible enhance, the integrity of ecosystems" and "protect habitat" and "to increase visitors' and local residents' awareness and understanding of conservation issues."*

The challenge is to identify and put in place the measures which will allow the Commission to achieve these important objectives. As is the case with many of Canada's national and provincial parks, there is an increasing recognition of the stresses placed on the Park's ecosystems. Continuous growth in visitation, development along the Park's periphery, and global climatic changes are only some of the

Mackenzie King Estate

phenomena which in some way affect the health of ecosystems.

The **Environmental Sensitivity Map** synthesizes the information contained on a series of ten base maps. It identifies constraints including the degree of human presence, slopes, drainage and the presence of environmentally sensitive features, and guides present and future land uses within the sector. The map is also an environmental assessment tool which will guide the preparation of site and activity development parameters.

The proposed approach for addressing the environmental issues of the sector has two components:

- The first is to gain a better understanding of the present health of the Sector's ecosystems and identify the stresses that they face;

- The second is to support research related to specific concerns that have been identified in this plan (e.g., environmental impacts of mountain biking).

Natural Environment Proposals

- Maintain existing natural resource inventories, research programs and environmental monitoring as required.
- Establish the priorities for future research (e.g., assessment of impacts related to mountain bike use, analysis of the riparian habitats of Meech Lake, etc.).
- Encourage scientific research (based on established priorities) which will increase the knowledge of the ecosystems of the Sector and which will provide tools for monitoring and management.
- Where possible, apply the results of research to Park management activities such as the development of policies and regulations and the restoration of ecosystems.
- Disseminate the results of research through the publishing and distribution of information, and through awareness and interpretive programs for targeted audiences (Park visitors, interest groups, residents' associations, local and regional governments).

Cultural Environment

In terms of the cultural heritage of the sector, the primary objective is to develop and implement a strategy to identify, promote and interpret cultural resources (notably the built heritage, cultural heritage and archaeological resources). In particular, there are resources that are at risk (e.g., O'Brien House, Carbide Willson Ruins) and historical themes which have yet to be interpreted (logging and mining, the fur trade). Gatineau Park has prepared an interpretation plan which identifies interpretive themes (see Table 1, p. 59).

Special Event at the Old Gatineau Park Visitor Centre

The **Historical Features Map** identifies known historical elements of the Sector, including well known features such as the Carbide Willson ruins, as well as more obscure elements including abandoned mine sites, stone walls and abandoned landfill sites. An archaeological potential map (pre-history) provides additional information.

Cultural Environment Proposals

- Complete the inventory of the cultural resources of the Sector including an assessment of their condition.
- Establish priorities for research, restoration and presentation based on the Interpretation Plan, important Canadian historical themes and the history of the Park.
- Prepare a management policy for cultural landscapes to guide the restoration and management of Mackenzie King Estate and The Farm.

12.2 Recreational Activities

The Commission recognizes the importance of the Parkway Sector as a location for recreational activities; however, it is also well aware of the limited area of the sector and the continuing growth in demand for new recreational opportunities. Therefore, a primary objective of this concept is to maintain, and where possible enhance, the quality of the visitor experience without expanding existing, or developing new, facilities or supporting new activities.

Shared Trail

For many activities the Commission should be able to accomplish this objective with improved management; however, for others, peak demands are already close to exceeding the capacity of the resources upon which they are based and both the environment and the quality of the experience suffers. For these activities, the Park will have to apply measures, such as the re-distribution of the clientele, to ensure that the sustainability of the resource and the quality of the visitor experience are maintained.

The Parkway Sector supports a spectrum of opportunities, from enjoying the scenery while touring the parkways by car to hiking back-country trails. Within this spectrum, two specific client segments have been identified: Parkway Tour and Destination/Activity Participants.

The Parkway Tour and the Destination/Activity Segments experience the Park in fundamentally different ways, thus the activities they participate in and the type of services they require

Table 1: Interpretive Themes and Potential Locations

Interpretive Themes	Potential Locations
Political	Mackenzie King Estate
Natural History	Pink Lake Champlain Lookout Hickory Trail Chelsea Ravine King Mountain North Loop Area
Native History	Site(s) to be determined
Past Use of Natural Resources	Carbide Willson Ruins Pink Lake
Conservation	North Loop Area Meech Lake Area
Recreation	Camp Fortune Visitor Centre
Recent History	Asa Meech House King Mountain Trail Keogan Lodge (history of the trails)
Other themes such as climate change, world-wide decline in amphibians, etc.	Lac Bourgeois Étienne-Brûlé Lookout

also vary. The Recreational Activities section is structured to address these needs individually as well as differentiate between the two core operating seasons of the Park (summer and winter).

12.2.1 Parkway Tour Visitors

From May to November, the Parkway Tour clientele represents many of the first-time Park visitors from outside of the Region. Based on the Parkway road network, they discover the Park by visits to its key attractions including Mackenzie King Estate and Champlain Lookout.

Organization of Parkway Tour Activities

Reception Areas:

Within the Park, the Gamelin Visitor Kiosk and the Old Chelsea entranceway, including the Gatineau Park Visitor Centre, are the primary reception areas. These locations provide information, orientation and basic services such as parking and washrooms. In the case of Old Chelsea, food, gas and accommodations are also available. Outside of the Park, the NCC Infocentre on Wellington Street in Ottawa and the Maison du tourisme in Hull are key service areas for visitors to the Capital.

Primary Destinations:

Pink Lake, Mackenzie King Estate and Champlain Lookout are the high profile destinations that offer a key attraction plus additional services such as interpretive programming and special activities.

Secondary Destinations:

King Mountain, Larriault Trail, Chelsea Ravine, Penguin Picnic area, Dunlop Picnic area and the Carbide Willson Ruins are destinations with a lower profile and which often offer a less crowded more reflective experience than the primary destinations. Additional services such as interpretive programming are not always available.

Fall Hike

Parkway Tour Proposals

- Improve the structure of a visit through upgraded orientation and information (Visitor Centre, road signage, thematic concept).
- Ensure that Park conservation messages are a significant element in the visitor experience (for example, by promoting the appreciation, understanding and enjoyment of the natural environment and developing the appropriate communications tools).
- Promote a *discovery experience* of the sector based on non-motorized activities.
- Evaluate alternative means for managing peak use periods (e.g., shuttle bus service on weekends during Fall Rhapsody).

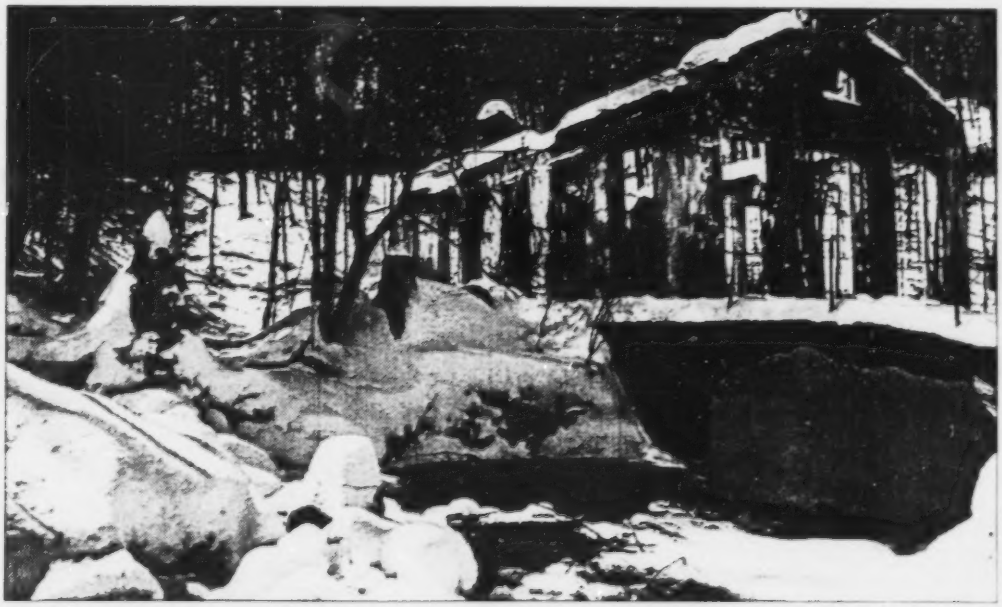
- Diversify opportunities by enhancing and promoting existing and less frequently visited attractions (e.g., Dunlop Picnic Area, Chelsea Ravine).
- Evaluate developing a strategy for the consolidation of parkway sites (e.g., closure of redundant sites) and long-term improvements to make certain sites more natural (e.g., Champlain Lookout).
- Evaluate structuring the *"Parkway Tour"* service offer using a thematic approach. Associate the different attractions within the Sector with individual themes, and develop and promote these attractions based on those themes.

Carbide Willson Proposals

- Re-assess the stability of the ruins and the need for public safety measures.
- Re-examine the development concept and assess the proposed approaches in terms of their benefits and costs; and then,
- Examine the possibility of installing additional interpretive panels describing the work of Thomas L. Willson and assess the need for interpreters or guided visits.
- Promote the site as a destination and encourage visitation through improvements to signage, trail access and interpretation programs.

12.2.2 Destination/Activity Participants

The Destination /Activity clientele is the Park's core constituency and represents its regular users who take advantage of the Sector's many recreational opportunities including beach activities, boating and hiking in summer, and cross-country skiing in winter. Three sub-segments of this clientele have been identified:



Carbide Willson Ruins

Casual Activity Participants: participate in safe, low-stress forms of recreational activities in a managed setting. Examples include beach activities, picnicking and short hikes in summer, and skiing on easy trails such as the north loop of the Parkway in winter.

Discovery Activity Participants: wish to explore the Park and experience all of its facets. They visit on a regular basis and participate in activities such as hiking, mountain biking and canoeing in summer, and cross-country skiing and snowshoeing in winter.

Challenge Activity Participants: view the Park as a location to challenge their skills and fitness and often train for, or participate in, competitions. They participate in mountain and road biking, running, swimming and roller skiing in summer, and cross-country skiing in winter.

Overall Objectives for the Destination/Activity Clientele

- Emphasize Park conservation messages as a component of each visit (e.g., beach use, trail activities, boating, fishing, skiing and snowshoeing).
- Continue to develop means to offset the costs of operation as well as to enhance existing services.
- Strengthen communication between the Commission and Park users and provide meaningful volunteer opportunities.
- Maintain existing levels of service for most activities and improve the management of those that are causing visitor conflicts or environmental impacts.

12.2.3 Summer Activities

Organization of Activities

Service Areas:
The primary reception area for summer Destination /Activity Participants is Old Chelsea. The Gatineau Park Visitor Centre offers information and orientation as well as services such as the sale of parking passes and maps. The village of Old Chelsea offers food, accommodations and services such as bicycle repairs and rentals.

Destinations:
Summer destinations for Destination /Activity Participants include:

Beaches and picnic areas: Primarily destinations for the Casual Activity Participant, these include Blanchet and O'Brien beaches and picnic areas such as Étienne-Brûlé Lookout.

Water access: The only location offering access for boating and fishing is the McCloskey Boat Launch. O'Brien Parking area is used to access non-structured shoreline uses at Meech Lake.

Trailheads: Twenty-five locations in the Sector provide access for hiking, mountain and road biking and in-line skating including: P7, P12, P13 and Champlain Lookout.

Trail Activities:

Many summer activities revolve around the 80 kilometres of trails in the Parkway Sector. The Summer Trails Map identifies three types of summer trails in the Sector:

Walking trails: are shorts loops designed and built to high standards for casual walking. They often provide an interpretive component. Pink

Mulvilhill Lake

Mountain Biking

Lake, Larriault, King Mountain and Champlain trails are examples within the Parkway Sector.

Hiking trails: are mainly cross-country ski trails that are suitable for hiking in summer. They are interconnected and accessible from many points within the Sector.

Shared trails: are trails for hiking and mountain biking. There are approximately 30 kilometres of these trails in the Parkway Sector.

The Summer/Fall Concept Map presents the proposed changes to the trail network of the Parkway Sector.

Summer Trails Proposals

Based on the current assessment of issues section 7.2) and the availability of resources, apply a strategy to provide an improved service offer for trail activities (focused on reducing conflicts between trail users and limiting the environmental impact of trail activities). The strategy includes the following elements:

- Promotion of a network of "hiking only" trails which offer a high-quality hiking experience. A key component of this is the "cross sector" hiking trail which would link Kingsmere to the Wolf Trail.
- Clearly distinguish between the three types of summer trails on the Summer Trails Map.
- Develop and disseminate a code of ethics for all trail users in Gatineau Park.
- Develop a by-pass (using existing trails) to separate mountain bikers and hikers in the vincinity of the junction of trails #30 and #1.
- Modify the mountain bike trail network to provide more options and connections without increasing the total number of kilometres of trails within the sector.
- Strictly enforce the use of the designated mountain bike network (shared trails) through means such as ticketing.
- Promote Camp Fortune as the destination for competition and technical trail riding.
- Involve users from a range of interest groups to resolve issues related to access, security, maintenance and promotion of trails.
- Create a greater sense of responsibility and ownership of trails by developing, in collaboration with organized trail groups, programs such as "adopt a trail."
- Increase the functionality of the hiking trail network through minor improvements such as re-routing trails to avoid wet areas and developing a number of small connecting sections of trail.[26]

[26] *Before trail modifications are to take place, a cost-benefit analysis will be undertaken.*

Volunteer Trail Crew

- Consider the recognition of the linkage between the Park and the Municipality of Chelsea as an official Park trail (Larrimac Golf Course to Carbide Willson Ruins via the tunnel under Highway 5). Examine the possibility of cooperative management.
- Establish a trail connection between Mountain Road and the trail network of the Park. Two possible locations have been identified: parallel to Notch Road or parallel to the Hydro line at the southeast end of the sector. Either location depends on the development of a trailhead or recreational pathway connection outside of the Park by the city of Aylmer.
- Develop a strategy to deal with the development and use of unofficial trails (e.g., new trail north of the North Loop).
- Promote the historical or natural character of individual trails by emphasizing trail names.
- Establish and apply maintenance standards for individual trail types.
- Develop interpretive elements which are targeted to the Discovery sub-segment (interpretive panels, trail guides, etc.).
- In conjunction with local businesses, participate in the development and promotion of trail packages for visitors. This could combine accommodation, food and services provided outside of the Park with the trail opportunities within.
- Assess the impacts and the route options for the development of the 4-kilometre section of the Discovery/Trans Canada Trail between the Visitor Centre and Meech Lake
- Wait until the new Visitor Centre has operated for at least a year to assess its impact on visitation patterns.

Beaches, Boating and Shoreline Use

The beaches and water-based activities at Meech Lake are the closest of those in Gatineau Park to the urban core and are a popular destination from May to September.

Beaches, Boating and Shoreline Use Proposals

- Work towards a long-term goal of restrictions on motor boats at Meech Lake. In the shorter term, support the Meech Lake Residents Association goal of prohibiting personal watercraft (sea-doos).
- Encourage research that will improve environmental knowledge of the Meech Lake watershed.
- Undertake an environmental monitoring program of the informal use of the Meech Lake shoreline to determine whether there are any management measures required (e.g., educational information through to site closures).
- Continue to undertake water quality testing for Meech Lake.
- Discourage visitor access in areas where public safety or environmental impacts are a concern (e.g., cliffs below O'Brien and Willson houses).

12.2.4 Winter Activities

The emphasis in winter remains the total winter experience, with cross-country skiing as the primary activity and snowshoeing, hiking and special events playing supporting roles.

Organization of Activities

Service Areas:

The primary reception area for Winter Destination /Activity Participants is Old Chelsea. The Gatineau Park Visitor Centre

Paddling

Ski Patroller

offers information and orientation as well as services such as the sale of parking passes and maps. The village of Old Chelsea offers food, accommodations and services such as equipment rentals and servicing.

Destinations:

Winter destinations for Destination /Activity Participants include:

***Trailheads*:** Eight locations in the Sector to access the cross-country ski network including the Gatineau Park Visitor Centre. One location to access a designated snowshoe trail. Two locations to access winter hiking trails (Gatineau Park Visitor Centre and P6).

Attractions: **Mackenzie King Estate and Carbide Willson Ruins** are two winter destinations for skiers and hikers.

The four **shelters** in the sector are used as destinations and locations to rest or have lunch or dinner.

Trail Activities:

There are six types of winter trails in Gatineau Park:[27]

Backcountry trails are narrow, winding and hilly trails for cross-country skiing which are left in as natural a state as possible.

Cross-country ski trails are mechanically trackset for diagonal stride only. They offer two tracks and are wider and smoother than back-country trails.

Shared trails are cross-country ski trails which are mechanically trackset for both diagonal stride and ski-skating. They are wide and smooth and offer a flat hard-packed lane for ski skating and one or more set tracks for diagonal stride.

The ***Training Circuit*** is a five-kilometre trail designed for cross-country ski training and competition.

Snowshoeing trails are designated exclusively for this activity. There is one trail in the Parkway Sector (Wolf Trail).

[27] *Based on the Winter Trails Map for Gatineau Park*

Hiking trails are trails which are compacted for winter hiking. There are two in the Parkway Sector (Larriault, Sugar Bush trails).

The Winter Concept Map highlights the proposals related to winter use of the Parkway Sector.

Winter Trails Proposals

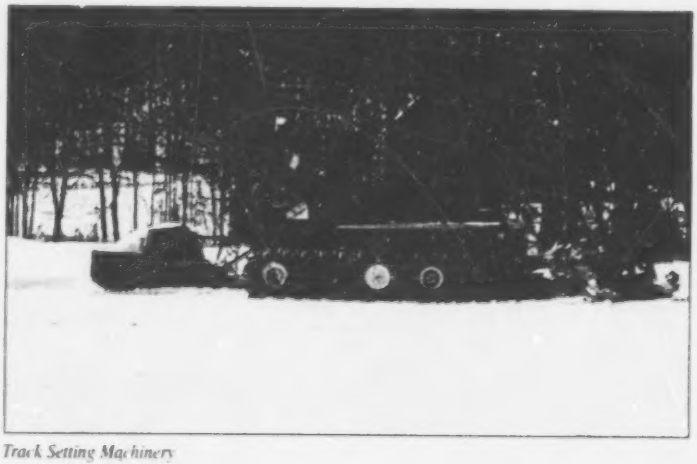
- Assess the demand and, if required, improve and promote the services offered for snowshoeing and winter hiking.
- Increase the functionality of the trail network through minor improvements such as the re-routing of trails to avoid wet areas and the development of a number of small connecting sections of trail.
- Re-assess the present standards of the grooming of ski trails with the goal of diversifying opportunities and reducing emphasis on Ridge Road (#1) and parkways.
- In conjunction with local businesses, participate in the development and promotion of a trails package offer for visitors. Package together accommodations, food, services and promotion. Establish the new Visitor Centre as the trailhead for this function.
- Position the new Gatineau Park Visitor Centre as the main trailhead and meeting place for the winter trail network.
- Promote the historical or natural character of individual trails.
- Assess and, if required, adjust the level of service provided for novice cross-country skiers.

12.3 Regional and Local Partnerships

The Parkway Sector fits into a regional and municipal context which offers many partnership opportunities. It is largely within the Municipality of Chelsea, which is part of the Municipalité régionale de comté (MRC) des-Collines-de-l'Outaouais. The City of Aylmer, which is within the Communauté urbaine de l'Outaouais, borders the Sector in the Southwest, in the area of Pink Lake and along the Eardley Escarpment. The location and recreational opportunities of the Parkway Sector make it a key element in the overall planning framework for the Outaouais Region, especially in terms of tourism.

Regional and Local Partnerships Proposals

- Collaborate with the Municipality of Chelsea to improve Kingsmere and Meech Lake road traffic flow.
- Evaluate proposals from the Municipality of Chelsea and the City of Aylmer to improve



Track Setting Machinery

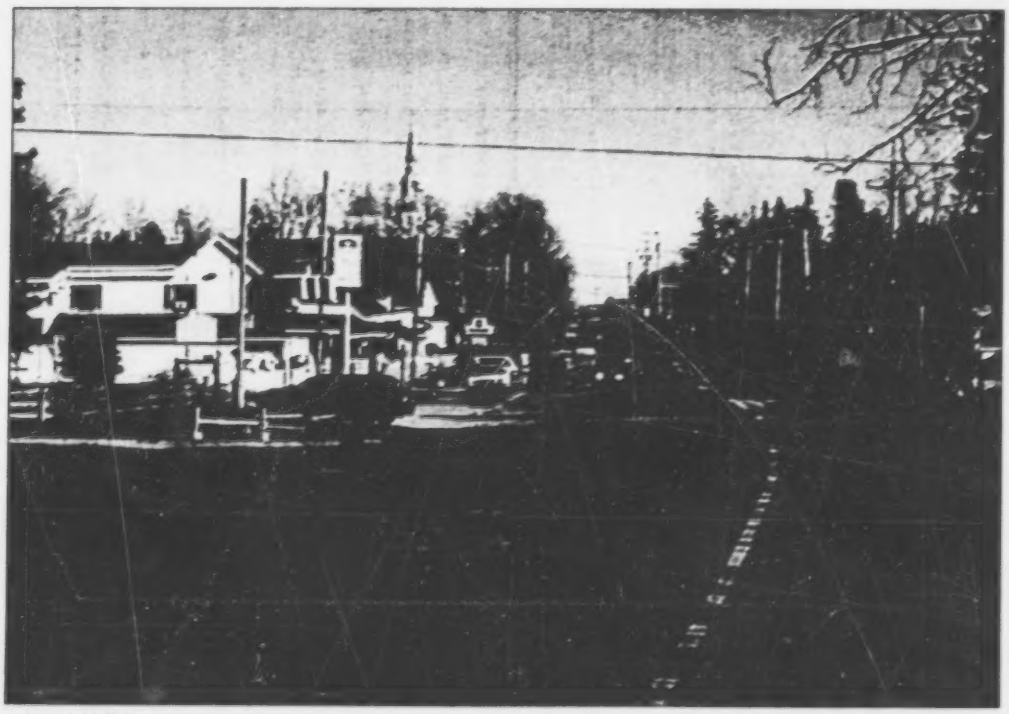
transitions into the Park (from a thematic and visual viewpoint) at two locations: Meech Lake Road/Kingsmere/Scott intersection (Chelsea) and Notch/Mountain Road (Aylmer).

- Consider pathway linkages between the Parkway Sector and the Gatineau and Ottawa rivers.
- Collaborate with regional tourism authorities in the positioning of the Parkway Sector as a component of the regional tourism offer.
- Collaborate with the Municipality in updating Chelsea's Comprehensive Development Programme for the village of Old Chelsea.
- Collaborate with regional and local governments in the preparation of their regional and municipal plans with the goal of ensuring the compatibility of activities on the periphery of the Park.

12.4 Visitor Access

There are two main access routes to the sector: the Gatineau Parkway from Taché Boulevard in Hull and from Highway 5, through the village of Old Chelsea. It is also possible to enter from Mine and Notch roads.

The Parkway network is the most prominent visitor facility in Gatineau Park and is a structuring element to the Sector. The Parkways were designed to take advantage of the character of the landscape, its scenic views and attractions. Their role is well established, as both a means of access and a destination from May to November, and as a ski trail the rest of the year. While their importance is acknowledged, the roadways and associated facilities require significant financial resources to manage.



Village of Old Chelsea

Intersection of Scott and Meech Lake Roads

The Parkway Sector concept proposes a number of strategies to reduce traffic volumes on the parkways, to encourage access by non-motorized means and to generate revenues from vehicular access.

Parkway Sector Access Proposals

- Examine existing user fee programs with the goal of developing a more equitable approach to revenue generation.
- Examine the possibility of closing the parkways to motorized vehicles at night as a means of reducing vandalism and other night time problems.
- Re-examine the use of alternative forms of transport as well as other means to manage the fall peak use periods.
- Examine the pertinence of trailheads on the periphery of the Park in conjunction with local municipalities (e.g., Larrimac Golf Course, vicinity of Mountain and Notch roads).
- Encourage use (particularly for peak use periods) of other areas of the Park and locations outside the Park. Possibilities include:
  - Promotion of the Meech Creek Valley and Wakefield as alternative trailheads.
  - Support the development of regional or municipal water access facilities (e.g., Ottawa and Gatineau River access points).
  - Promotion of Philippe Lake or La Pêche Lake as destinations for pleasure driving and walking during Fall Rhapsody.
- Enhance the entrance to Gatineau Park by improvements to signage (including destination and services signage) and the creation of a more distinctive transition from the village of Old Chelsea.

12.5 Visitor Access

12.5.1 Gatineau Park Visitor Centre

The Gatineau Park Visitor Centre on Scott Road (opened in December 1999) is the main reception centre for Parkway Sector visitors. It is an ideal location from which to gain an overview of the Park, an appreciation of its history, mission and themes, and a starting point for the trail network including the Discovery Trail and Trans Canada Trail.

Gatineau Park Visitor Centre Proposals

- Establish the Visitor Centre as the focal point for communication with Park visitors.
- Promote the Visitor Centre in Old Chelsea as the location for interpretation programs, educational courses, conferences and workshops, films and a place to learn about, or prepare for, a sporting activity.

Exhibit Inside the Visitor Centre

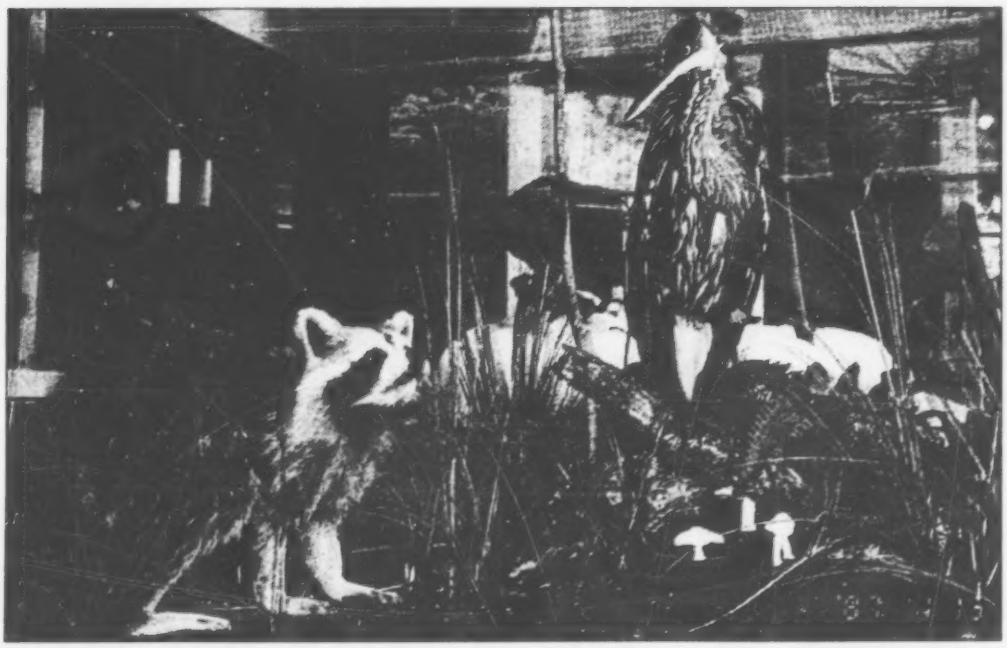


Exhibit Inside the Visitor Centre

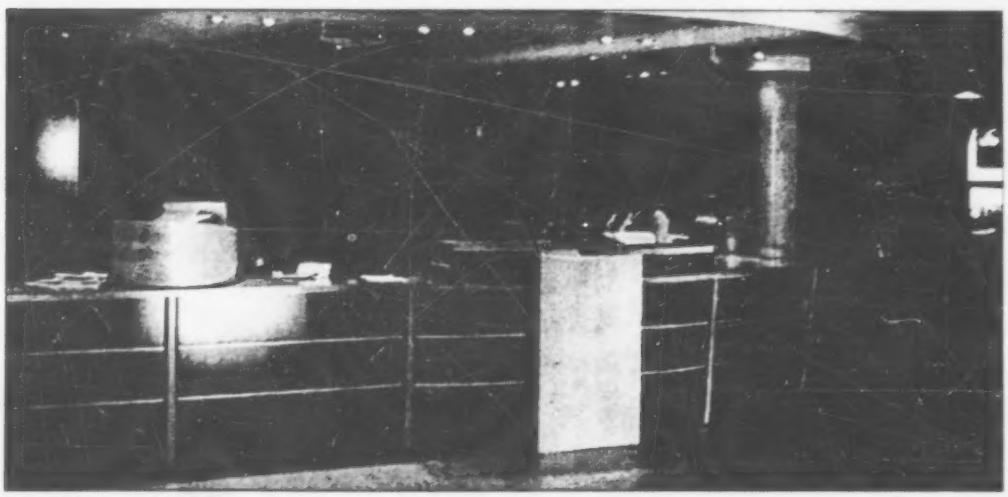
- Promote the Visitor Centre as a trailhead for a range of trail opportunities (casual walking trails to overnight activities) and as a departure point for guided tours and shuttle buses to trailheads.
- Provide, within the Visitor Centre, facilities and services for Park users and volunteers such as meeting spaces and exhibit areas, and offer support for special events.
- Evaluate the possibility of trail links with the Municipality of Chelsea to develop an interpretation trail or historical sites within the village of Old Chelsea.

12.5.2 Information and Orientation Programs

Discovery of the Park should remain the focus for visitors to the Parkway Sector. In accordance with the Interpretation Plan visitors will be able to learn about Canadian values, notably the preservation of the natural environment, the promotion of the cultural elements which distinguish Gatineau Park from other parks in Canada and the history of Gatineau Park.

Information and Orientation Proposals

- Apply the strategies of the Interpretation Plan for Gatineau Park that are applicable to the sector.
- Enhance the road signage system to better address the needs of the Gatineau Park clientele. The system should include:
  - Criteria for visibility, proper placement at strategic locations, ability to be used in a wide variety of locations (along Parkways but also on municipal roadways), reasonable cost of development and maintenance, and appropriateness of materials for a park setting.
  - The ability to provide a range of information including the destination, direction and distance but also, depending on the location, information related to natural, cultural, historic or recreational activities.
  - The ability to deal with: changing operational requirements (summer versus winter operating seasons), the needs of users, and special events (e.g., Earth Day, Heritage Week).
- Develop tools to regularly communicate information to Park users concerning Park plans and programs.



New Visitor Centre Inside View

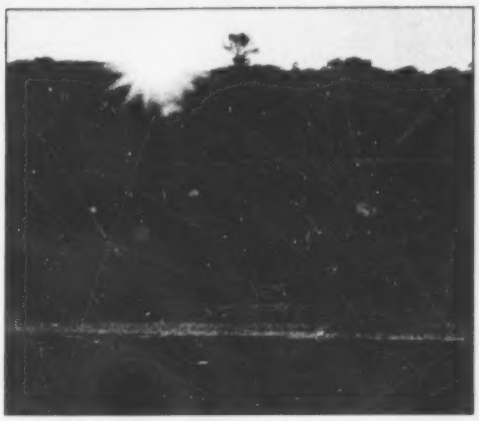
12.6 Special Management Zones

12.6.1 Meech Lake Residential Community

The Commission recognizes the importance of treating the Meech Lake Sector and its watershed as an entity. It is through the co-operation of all of its stakeholders (NCC, residents, Municipality of Chelsea, Park users) that the environmental quality, the quality of life of the residents and the quality of the visitor experience can be sustained and enhanced.

In terms of the private residential properties at Meech Lake, the Commission is concerned by the visual and environmental impacts of the conversion of cottages and the construction of new homes. If the present trends continue there is a potential for up to forty conversions, reconstructions or new homes built on subdivided lots in the future. The 1989 study of the environmental carrying capacity of Meech Lake highlighted the fact that many of the homes built on the south side of the lake are constructed on steep slopes with limited buffer areas between the houses and the lake.

Residents of Meech Lake both benefit and are inconvenienced by their location within Gatineau Park. It should be emphasized that the Commission's primary objectives for Gatineau Park are the protection of ecological integrity and the support of recreational activities, which are compatible with the protection objective. As stated in the 1990 Gatineau Park Master Plan, the existence of private residential properties within the boundaries of the Park is a non-conforming use and the acquisition of private property remains a long-term goal of the Commission.



Meech Lake

The immediate objective, however, is to work closely with the Municipality of Chelsea and the residents of the area to mitigate the impacts of residential activities.

The objectives for the Meech Lake sector include:

- Improved knowledge of the status of the natural environment of the Meech Lake Area;
- Maintaining the existing recreational opportunities, including the two beaches, the boat launch and the three trailheads, without increasing the size of the beach areas or the number of parking spots available. (This does not preclude adjustments to the service offer to reduce environmental impacts or to improve the quality of the visitor experience.)
- Improved management of the peak use periods (with the goal of reducing unnecessary vehicular traffic on Meech Lake Road and maintaining the quality of the visitor experience).

The Commission prepared a submission concerning the residential communities of the Park for the Municipality of Chelsea during the revision of its Municipal Master Plan & By-laws

(1998-1999). The submission proposed that the municipal by-laws reflect the environmental sensitivity of Meech Lake and its environs, as well as its location within a protected natural area and that the by-laws should be applied in a fair and judicious manner. The Commission is primarily concerned with the subdivision of larger properties for the purposes of residential development and with the development of the shorelines (oversized boathouses, cabanas and extensive docks) along Meech Lake. The Commission would also like to emphasize the role of residents as Gatineau Park custodians (minimizing the residents' impact on the Park's environment while improving the visitor's experience and maintaining the residents' quality of life).

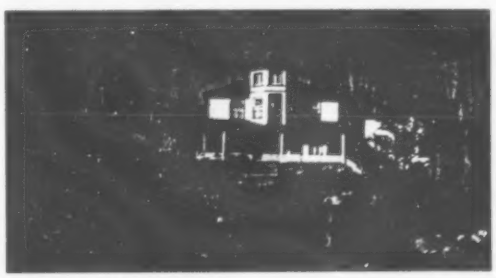
12.6.2 Kingsmere Lake Residential Community

The key planning concerns related to Kingsmere are visitor accessibility to Mackenzie King Estate and the impacts of Park-related vehicular traffic on local roads and residents. The proposed approach to resolving this problem is to gain a clear understanding of its origin and magnitude, and develop realistic and efficient solutions.

The Kingsmere residential community is relatively stable with limited construction and conversion of new homes over the last several years. There remains, however, the potential for up to thirty-five new homes if existing properties are built on or subdivided. While the acquisition of private property remains a long-term goal of the Commission, the immediate objective is to work closely with the Municipality of Chelsea and the residents of the Kingsmere area to mitigate the impacts of residential activities.

Proposals for Meech Lake and Kingsmere Residential Communities

- In collaboration with the Municipality of Chelsea:
  - Limit the sub-division of large properties and establish a better control of the architecture of the built environment through the preparation of a Site Planning and Architectural Integration Program.
  - Exercise tighter control on the use of minor variances and support the boathouse and dock by-law.
  - Control illegal car parking along Meech Lake Road.
  - Modify the zoning for O'Brien House and undertake a public proposal process.
  - Develop and apply a management strategy for peak use days.
  - Assess the volume and impacts of visitor traffic on local roads (e.g., Meech Lake, Kingsmere and Swamp roads) with a view to identifying areas where upgrades may be required and examine the development of joint solutions.
- Assess the condition of NCC-owned residential properties and, where appropriate, renaturalize.
- Update the property acquisition strategy of the NCC.
- Undertake a systematic examination of encroachments by private landowners on NCC property.



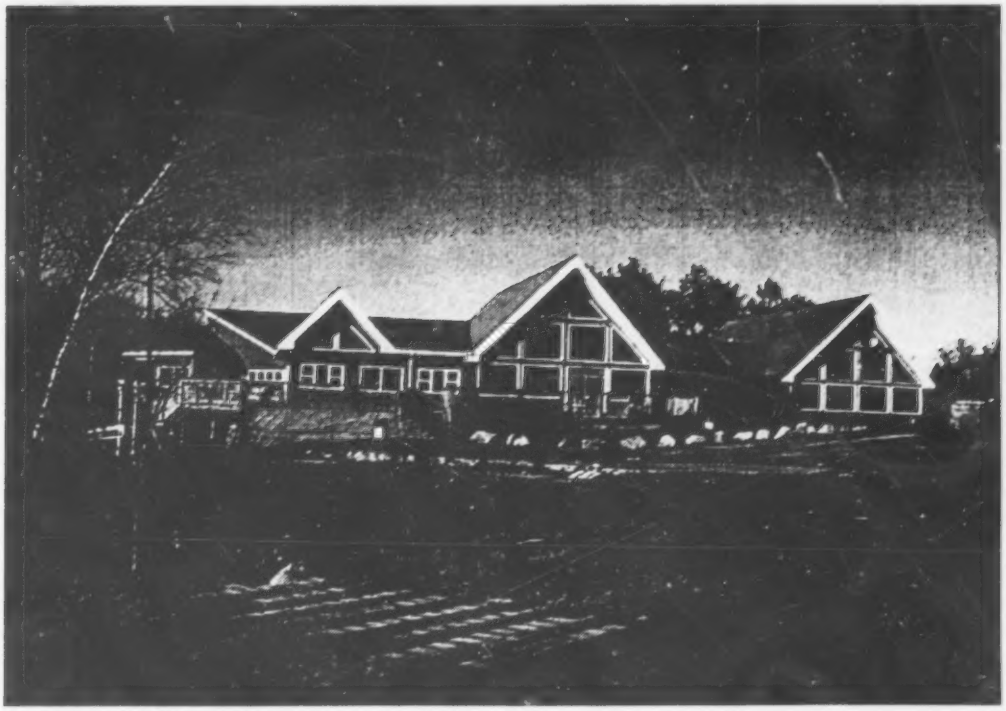
Kingsmere Residence

12.6.3 Camp Fortune

The Camp Fortune downhill ski area is one of the principal winter destinations of the Parkway Sector. In the future downhill skiing and snowboarding will remain the primary activities. It is suggested that a long-term development plan be completed and that trail activities such as cross-country skiing and mountain biking complement those of the Park.

Camp Fortune Proposals:

- Encourage Camp Fortune to prepare a long-term development plan which would outline proposed activities, services and infrastructure. This plan should address the following:
  - How the activities and facilities of Camp Fortune are to complement those of the rest of the Park, including its role as the "competition area" of Gatineau Park for cross-country skiing and biathlon in winter and mountain biking in summer.
  - Long-term approaches for the management of greywater and sewage as well as the fabrication of artificial snow.
  - How Camp Fortune will manage the environmental impacts of its operation given its location within Gatineau Park.
- Assess, in the case of future expansion, the environmental and visual impacts of the CBC communications tower.



Camp Fortune Ski Lodge

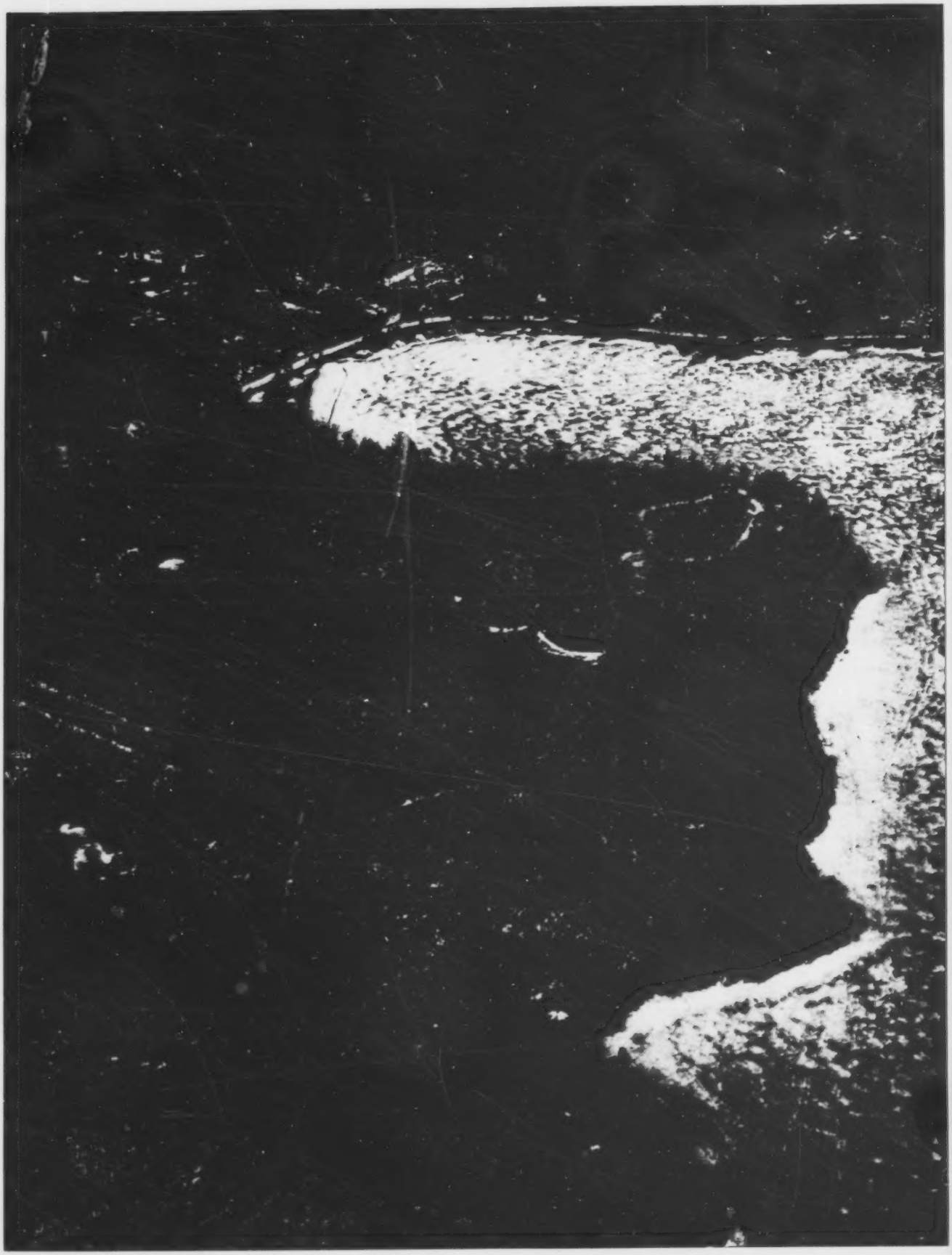
Willson House

12.6.4 Willson and O'Brien Houses

Willson House will continue to be managed by Public Works and Government Services Canada for use as a government conference centre. In 2000, the Commission plans to solicited proposals from the private sector for the conversion of O'Brien House into a facility oriented towards health services, hospitality, training or as a specialized centre for studies such as in the fields of the arts or the environment.

Proposals for Willson and O'Brien Houses:

- Pursue the re-development process for O'Brien House based on the proposed zoning of the Municipality of Chelsea and an expression of interest process.



Meech Lake Aerial View (Wilson and O'Brien Houses)

Zoning

4

13.0 Park Zoning

The zoning system provides a framework for the management of the Parkway Sector. The system has two elements:

- Four principal zoning classifications for the Sector based on preservation objectives and intensity of human use (high to low).

- Special management zones where there are unique functions or features, or where past activities created conditions which are exceptions to the management parameters for each class.

The proposed zoning for the Park does not supplant the municipal zoning for areas within the Park. At the same time however, municipal and Park zoning should be harmonized wherever possible.[28]

13.1 Classes and Prescriptions

The proposed zoning for the Parkway Sector is based on the existing zoning of the Gatineau Park Master Plan. However, through the present planning exercise, a refinement of the management parameters and use criteria has been undertaken. The Parkway Sector is composed of four principal zones:

- **Reception** (Gatineau Park Visitor Centre in Old Chelsea)
- **Intensive Use** (high level of human use)
- **Discovery** (balance between preservation and use)
- **Natural Environment** (high level of environmental protection)

There are also Special Management Zones[29] which include:
- Camp Fortune
- Willson and O'Brien houses
- Private residential properties

The following table describes the management parameters for the four principal zones:

[28] *The example of the Municipality of Chelsea, which recently undertook the revision of its Municipal Master Plan and zoning bylaws, shows that this objective can be met.*

[29] *For prescriptions for Special Management Zones, refer to the Gatineau Park Master Plan.*

13.2 Zoning Table

Overall Information

Parameters	Reception	Intensive Use	Discovery	Natural Environment
Total area in hectares	17	1,354	1,514	2,314
% of area in Parkway Sector	.3%	26.1%	29.1%	44.5%

Overall Objectives

Parameters	Reception	Intensive Use	Discovery	Natural Environment
Overall Objectives (in order of priority)	▸ Support the reception, orientation and information needs of Park visitors. ▸ Provide a framework for understanding Park themes (interpretive exhibits). ▸ Provide a location for organized events (interpretation, cultural or thematic). ▸ Designate and develop the principal anchor points.	▸ Provide access to Park attractions for visitors of all ages and physical abilities via a road network along which the primary destinations and trailheads can be found. ▸ Communicate the natural and cultural values of Gatineau Park to visitors via specialized interpretation programs. ▸ Provide services and programs directed toward visitors to the Capital. ▸ Provide buffer zones along Park boundaries and roadways.	▸ Ensure the protection of ecosystems and maintenance of ecological integrity. ▸ Ensure a high level of protection for natural areas which contain important natural features.[30] ▸ Provide the means for visitors to discover, understand and enjoy the natural and cultural features of the Parkway Sector through self-directed recreational activities.	▸ Ensure a high level of protection of ecosystems and maintenance of ecological integrity. ▸ Contribute to the establishment of an area which is sufficiently large to ensure the evolution of natural processes. ▸ Provide opportunities for independent recreation and interpretation.

[30] *Examples of important natural features: deer wintering yards, heronries (existing and potential), spawning sites, all of the known sites of rare plants, buffer zones along lakes and streams (15 metres), wetlands.*

General Principles

Parameters	Reception	Intensive Use	Discovery	Natural Environment
Level of Use	Intensive	Intensive	Moderate	Low
Level of Conservation	Low to moderate	Moderate	Moderate	Intense
Level of Development	High	Moderate to high	Low	Very Low

Management Parameters

Parameters	Reception	Intensive Use	Discovery	Natural Environment
Conservation Principles	▸ Tolerate changes to natural conditions while basically maintaining the existing ecosystems. ▸ Permit the development of intensive use facilities (e.g., Visitor Centre). ▸ Highlight the presence of natural features.	▸ Support the development of sites and infrastructure for recreation based on the capacity of the environment to support the activity. ▸ Ensure that basic ecological functions are maintained along with buffer zones along the Park boundaries and roadways. ▸ Protect areas with important natural features (e.g., Pink Lake, rare plant sites). ▸ Highlight the presence of important natural features.	▸ Tolerate minor changes to communities and natural processes. ▸ Conscientiously plan and prudently manage sites and programs in order to preserve the quality of the environment. ▸ Use mitigation measures to limit the impact of activities in sensitive areas. ▸ Do not permit any activity or development in proximity to important natural features.[31] ▸ Highlight the presence of important natural features.	▸ Aim for normal, unhindered evolution of natural processes. ▸ Tolerate only minimal changes to natural processes and communities, over a very limited portion of the zone. ▸ Do not permit any activity or development in proximity to important natural features.[31]

[31] *Examples of important natural features: deer wintering yards, heronries (existing and potential), spawning sites, all of the known sites of rare plants, buffer zones along lakes and streams (15 metres), wetlands.*

Management Parameters (continued)

Parameters	Reception	Intensive Use	Discovery	Natural Environment
Visitor Experience	▸ Park facilities and infrastructure must remain highly visible and accessible to the general public. ▸ A high level of Park visitor information (including interpretation) and orientation is offered.	▸ Park facilities and infrastructure must remain highly visible and accessible to the general public. ▸ A high level of visitor orientation is offered. ▸ Sensitization of visitors to the natural and cultural features is encouraged through structured interpretation programs.	▸ Encourage visitors to venture further into the Park by creating a reassuring environment. ▸ Emphasis on interpretation, facilities, programs and unstructured recreation as well as the protection of natural habitat. ▸ Sensitization of visitors to the natural and cultural features is encouraged through unstructured interpretation programs.	▸ Seasoned visitors can come into closer contact with the natural environment. ▸ By reducing its presence in terms of facilities and programs, Park management becomes less visible.
Level of Facilities	▸ Maximum percentage of developed land: 20% ▸ Maximum length of trails per square kilometre: 2,000 metres.	▸ Maximum percentage of developed land: 15% ▸ Maximum length of trails per square kilometre: 2,000 metres.	▸ Maximum percentage of developed land: 3% ▸ Maximum length of trails per square kilometre: 2,000 metres. ▸ No development of new trails for mountain biking except to consolidate the network. ▸ Potential for consolidation of the existing cross-country ski and hiking network.	▸ Maximum percentage of developed land: 1% ▸ Maximum length of trails per square kilometre: 1,700 metres. ▸ No development of new trails with the exception of the proposed Discovery/Trans Canada Trail.[32]

32 *Discovery/Trans Canada Trail to become a Special Management Zone once established*

Management Parameters (continued)

Parameters	Reception	Intensive Use	Discovery	Natural Environment
Access	▸ Access by motor vehicle to the starting point for activities. ▸ Universally accessible facilities and activities.	▸ Access by motor vehicle to the starting point for activities. ▸ Restrictions may be in place during certain periods. ▸ Range of universally accessible facilities and activities.	▸ No motorized access except for security and maintenance.	▸ No motorized access except for security and maintenance of the proposed Discovery/Trans Canada Trail.
Signage	▸ Road signage; federal and provincial road signage. Federal Identity Program (FIP) signage on site.	▸ Road signage; FIP. ▸ 3D trail signage (destination, direction, distance). ▸ Trail numbering and degree of difficulty.	▸ Trailhead information panels. ▸ 3D trail signage (destination, direction, distance). ▸ Trail numbering and degree of difficulty.	▸ No signage (except for the proposed Discovery/Trans Canada Trail and where required for safety purposes).
User Density	▸ The reception zone and main activity areas are very heavily used (2.1 users per day per hectare).[33]	▸ High density of use.	▸ Visitors are dispersed and the density of use is generally low. ▸ Maximum annual number of visitors: 0.5 per hectare per day.	▸ Very low visitor density. ▸ Maximum annual number of visitors: 0.21 per hectare per day.

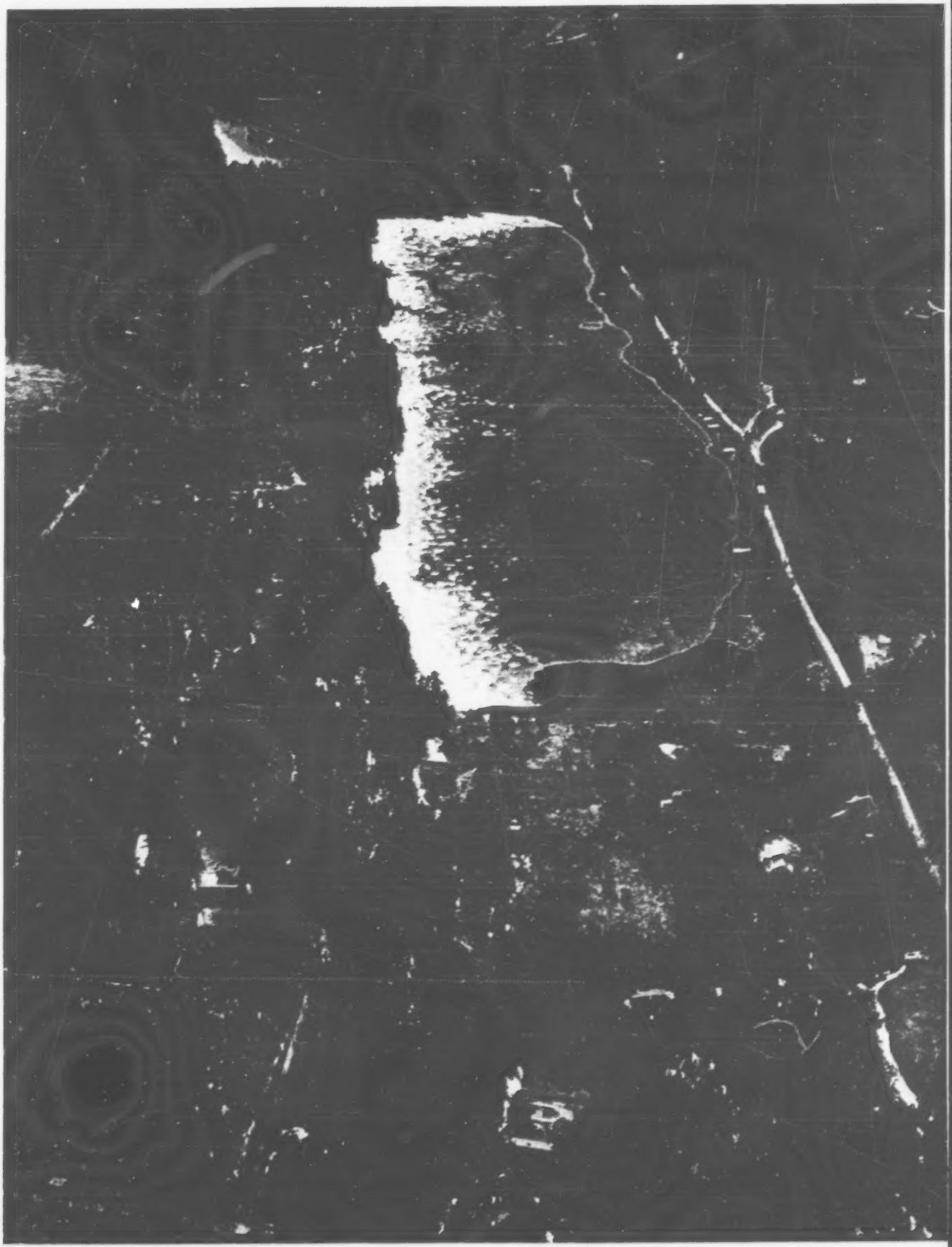
[33] *Barnard, Christine S., Adaptation of the recreation opportunity spectrum (ROS) for its application in Canadian provincial parks, NCC, 1985.*

Criteria of Use

Parameters	Reception	Intensive Use	Discovery	Natural Environment
Desired Activities	▸ Visitor information orientation and interpretation centre. ▸ Introduction to outdoor activities (e.g., short and easy trails for hikes, cross-country skiing and snowshoeing), picnicking, bicycling, walking, special events and mass gatherings, connections to the trail network.	▸ Pleasure driving, picnicking, hiking, bicycling, mountain biking (on designated trails), jogging, interpretation, cross-country skiing, snowshoeing, swimming (at designated beaches at Meech Lake only).	▸ Short and long hikes on developed and primitive trails, mountain biking (on designated trails), jogging, interpretation of natural and cultural features, canoeing and kayaking, cross-country skiing, snowshoeing, overnight stays in cabins, scientific research.	▸ Short and long hikes on backcountry trails, skiing, snowshoeing, scientific research.
Tolerated Activities	▸ Ski lessons and mountain biking workshops.	▸ Cross-country ski races (Keskinada Loppet). ▸ Special events requiring parkway closures (road races, triathlons), sport fishing.	▸ Cross-country ski races (Keskinada Loppet), orienteering (except in environmentally sensitive areas), sport fishing.	▸ Orienteering (except in environmentally sensitive areas), mountain biking (only on the proposed Discovery/Trans Canada Trail).
Prohibited Activities	▸ No motor vehicles except on connecting roadways and parkways.	▸ No motor vehicles except on connecting roadways and parkways. ▸ Roller skiing and in-line skating except when the parkways are closed to motorized vehicles, swimming at unsupervised sites, camping, horseback riding, dog sledding.	▸ Swimming at unsupervised sites, camping, horseback riding, dog sledding.	▸ Mountain biking, camping, swimming at unsupervised sites, horseback riding, dog sledding.

Criteria of Use

Parameters	Reception	Intensive Use	Discovery	Natural Environment
Appropriate Facilities	▸ Visitor and interpretation centre. ▸ Four-season hiking trails. ▸ Complete sanitary facilities. ▸ Expositions. ▸ Parking (for buses, cars and bicycles). ▸ Outside gathering areas. ▸ Rental of recreation equipment.	▸ Basic boating facilities. ▸ Complete sanitary facilities. ▸ Parking (for buses, cars and bicycles). ▸ Interpretive trails (natural and cultural features). ▸ Interpretation nodes. ▸ Signage. ▸ Picnic areas. ▸ Natural (Pink Lake) and cultural (Mackenzie King Estate) interpretation sites.	▸ Basic sanitation facilities. ▸ Cross-country skiing, hiking and shared use trails. ▸ Signage. ▸ Interpretive materials. ▸ Shelters and cabins.	▸ No new trails with the exception of the proposed Discovery/Trans Canada Trail.
Compatible Land Uses	▸ Recreational tourism area. ▸ Recreation tourism centre. ▸ Public use.	▸ Public use. ▸ Maintained cultural landscapes.	▸ Public use. ▸ Maintained cultural landscapes.	▸ Public use.
Incompatible Land Uses	▸ Extraction of biotic or abiotic resources, residential development, large-scale habitat alteration, off-road motorized access, hunting, logging and mining.	▸ Extraction of biotic or abiotic resources, residential development, large-scale habitat alteration, off-road motorized access, hunting, logging and mining.	▸ Extraction of biotic or abiotic resources, residential development, large-scale habitat alteration, off-road motorized access, hunting, logging, mining, roads, parking lots and utility corridors.	▸ Extraction of biotic or abiotic resources, residential development, large-scale habitat alteration, off-road motorized access, hunting, logging, mining, roads, parking lots and utility corridors.



Kingsmere Lake Aerial View

Sector Plan Implementation 5

14.0 Administration of the Plan

The Parkway Sector Plan will guide land use decisions and provide a frame of reference for new land use or management proposals related to the Parkway Sector. By virtue of its role as the agency responsible for the planning of federal lands in the National Capital Region. the Commission will amend the Gatineau Park Master Plan to conform to the Parkway Sector Plan.

The implementation of the Plan will be the responsibility of the Park Services and Land Management Branch. Collaboration with regional and municipal partners and recognition of the planning processes of local governments will be essential elements in the implementation of the Plan.

Planning Framework

Sector plans fit into the planning framework of the NCC, which includes the Plan for Canada's Capital and the Gatineau Park Master Plan.

A sector plan is a detailed planning document which describes the present status of a sector as well as the NCC's management approach. These elements are then translated into a planning concept which describes planning and development issues and proposes solutions to resolve them.

Amendments

The proposals and maps contained in this Plan can be amended. The analysis sections do not require a formal amendment. When a land use proposal contradicts the direction provided by the Plan. an assessment will be undertaken to decide whether the proposal requires an amendment to the Plan or not. This decision falls to the Director of Land Use and Design and amendments must be approved by the Executive Management Committee and the Executive Committee of the NCC. If an amendment is required. appropriate public notification will be made.

Gatineau Park Master Plan Revision

The Gatineau Park Master Plan w as approved in 1990.The revision of this Plan is scheduled for 2001 – 2003. The present Sector Plan will replace the sections dealing with the Parkway Sector in the Master Plan. until a revision of the present Master Plan is completed and approved by the NCC.

Land Use and Design Approvals

The ongoing administration of requests for the use of federal lands and the realization of the Parkway Sector planning proposals will follow the Land Use and Design Approval process presently in place at the NCC. Proposals could originate from the Commission, other federal departments or agencies, or other interested partners such as municipalities, the private sector, non-profit organizations or citizens.

All proposals should be examined using the Federal Land Use, Design and Real Estate Transactions Approval Process in conformity with the Parkway Sector Plan, the Gatineau Park Master Plan and the Plan for Canada's Capital.

14.1 Monitoring and Evaluation

Monitoring and evaluation are to be done to ensure that the principles, objectives and proposals of the Parkway Sector Plan are kept up to date, in conformity and remain pertinent over the life of the Plan. These elements are considered in a Commissioning Plan.

Monitoring and Evaluation Process

The process for monitoring and evaluation should:

- Be done on a regular basis.
- Be effective and efficient.
- Be based on existing studies and reports.
- Provide useful information for project managers and decision makers.
- Be strategic in its approach (based on the Master Plan).

Commissioning

The Commissioning Plan (which follows the approval of the Sector Plan) will:

- Prioritize the proposals of the Parkway Sector Plan.
- Identify who is responsible and who is a stakeholder in the implementation of proposals.
- Estimate the cost of individual proposals.
- Identify where further analysis or research is required.

NCC personnel should examine on a regular basis trends and their impacts on the Sector Plan and the objectives and proposals which it contains. Amendments to the Plan should take place as required.

Strategic Environmental Assessment

The strategic environmental assessment (SEA) is an integral part of the continuous monitoring and evaluation process. During the preparation of this Plan, the SEA ensured that the Plan incorporated environmental principles and objectives. The key is to ensure that all future modifications are based on up-to-date environmental principals and objectives. Consequently, the recommendations of the SEA will be integrated with those of the Sector Plan.

14.2 Status of Lands

The National Interest Land Mass (NILM)

NILM lands are those which have been identified as being essential for the realization of the vision for the Capital and includes high-profile sites, shorelines of rivers and canals, Confederation Boulevard, Gatineau Park and

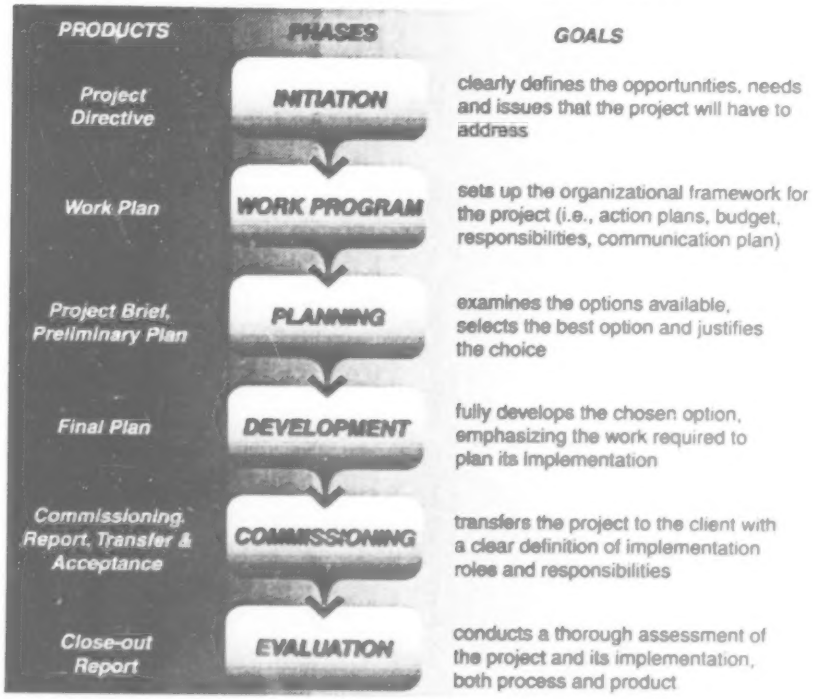
the Greenbelt. All of the lands within the boundary of Gatineau Park are designated as National Interest Land Mass (NILM). NILM is an application tool of the Plan for Canada's Capital and is approved at the same time.

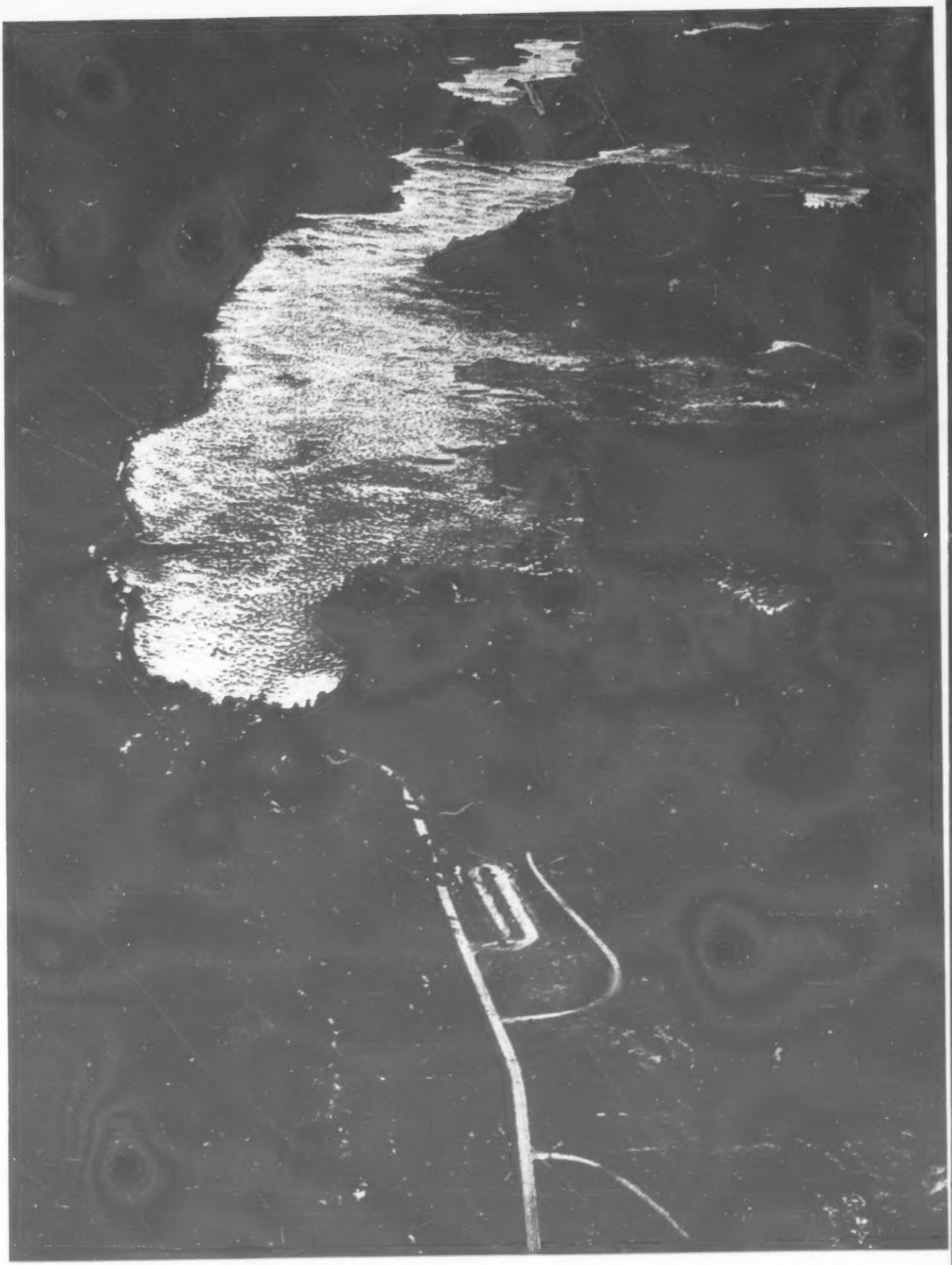
Non-Federal Lands of Significance to the Capital

These are lands which are important to the function of the Capital but which are not owned by the federal government. They are owned by other levels of government or by the private sector. Within the Parkway Sector, this includes municipal roadways and private properties within the limits of the Park. They are subject to municipal zoning and by-laws. The following parameters will help to imple ment the proposals contained in the Plan for Canada's Capital and in the Gatineau Park Master Plan:

- Take into account the NILM designation for decisions which affect the planning of the Sector.
- Encourage regional and municipal governments to develop land use designations which support the objectives of NILM.
- Acquire private properties (through purchase, exchange of lands or by other methods).
- Put in place, where required, other control mechanisms (zoning, municipal by-laws for construction, management agreements).

The Planning Project Management Process


PRODUCTS
PHASES
GOALS
Project Directive
INITIATION
clearly defines the opportunities, needs and issues that the project will have to address
Work Plan
WORK PROGRAM
sets up the organizational framework for the project (i.e., action plans, budget, responsibilities, communication plan)
Project Brief, Preliminary Plan
PLANNING
examines the options available, selects the best option and justifies the choice
Final Plan
DEVELOPMENT
fully develops the chosen option, emphasizing the work required to plan its implementation
Commissioning, Report, Transfer & Acceptance
COMMISSIONING
transfers the project to the client with a clear definition of implementation roles and responsibilities
Close-out Report
EVALUATION
conducts a thorough assessment of the project and its implementation, both process and product



Meech Lake Aerial View

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Appendix 1

Glossary of Planning Terms

3D Signage

Signage system designed to supplement traditional information (maps and trail numbers) for trail users. It directs trail users by highlighting destinations, distances and direction.

Backcountry Ski Trails

Narrow, winding and hilly trails for cross-country skiing which are left in as natural a state as possible.

Casual Activity Participants

A sub-segment of the Destination/Activity Visitor Segment who participate in easily accessed, low-risk recreational activities such as picnicking, beach use and casual walking.

Challenge Activity Participants

A sub-segment of the Destination/Activity Visitor Segment. They are visitors who view the Park as a location to challenge their abilities and improve their skills and fitness. They participate in a range of activities including mountain biking, orienteering and off-trail skiing.

Consolidation (of the trail network)

Re-organization the existing trail network in order to improve visitor opportunities, reduce conflicts and minimize environmental impacts.

Cross-Country Ski Trails

Mechanically trackset for diagonal stride only. They offer two tracks and are wider and smoother than backcountry trails.

Desired Activities

Recreational activities that are directly supported and encouraged.

Destination/Activity Visitor Segment

Experienced Park visitors who plan for and participate in specific activities such as cross-country skiing and hiking.

Developed Land

Land which presently supports park infrastructure such as buildings, roadways and facilities (e.g., lookouts, picnic areas or beaches).

Discovery Activity Participants

A sub-segment of the Destination/Activity Visitor Segment. They are regular visitors who seek an in-depth Park experience usually based on an activity such as canoeing, hiking or cross-country skiing.

Discovery Trail

Introduced in the 1990 Gatineau Park Master Plan, this trail will link many of the natural and cultural features of the Park and will begin at the Gatineau Park Visitor Centre in Old Chelsea and go to La Pêche Lake.

Discovery Zones

Offer opportunities for visitors to discover, understand and enjoy the natural features of the Park while ensuring the protection of ecosystems and the maintenance of ecological integrity.

FIP Signage

Federal Identity Program signage is the system of signage used to guide visitors at entrances and along roads and parkways within the Park. It identifies destinations, distances and direction or the name of a facility.

Hiking Trails (Summer)

Primarily cross-country ski trails that are suitable for hiking in summer. They are interconnected and accessible from many points within the Sector.

Hiking Trails (Winter)

Trails which are compacted for winter hiking.

Intensive Use Zones

Provides opportunities for visitors of all ages and physical abilities based on the parkway network along which the primary destinations and trailheads can be found.

Master Plan

Document produced by the NCC, under the terms of its mandate and based on the plan for Canada's Capital, which defines a general orientation and translates it into planning and management objectives for a defined area (generally a large area). A master plan outlines the strategies and the means which will be used to fulfill the principles and objectives of the NCC.

National Trail

The National Trail pre-dates the Trans Canada Trail and has as its objective to develop a hiking trail across the country. The route within Gatineau Park is the same as the Trans Canada Trail.

Natural Environment Zones

Areas for which the primary objective is the protection of ecosystems and the maintenance of ecological integrity and which offer limited opportunities for public access and activities.

Parkway

Scenic roadways with limited access conceived, built and managed by the NCC. Located so that they take advantage of views and provide access to institutions, attractions and to Capital Destinations.

Parkway Tour Visitor Segment

Casual visitors to Gatineau Park whose visit is short, spontaneous, based on motorized travel around the parkway network and often includes the major attractions of the Park such as Pink Lake, Mackenzie King Estate and Champlain Lookout.

Prohibited Activities

Activities which are neither supported nor encouraged and which in certain instances are illegal (e.g., hunting).

Reception Zone

Limited areas which provide reception, orientation and information services for Park visitors as well as a framework for understanding Park themes (interpretive exhibits).

Sector Plan

A planning document which details more precisely the general themes of a master plan and outlines strategies to resolve issues and simplify management.

Shared Trails (Summer)

Trails for hiking and mountain biking.

Shared Trails (Winter)

Cross-country ski trails which are mechanically trackset for both diagonal stride and ski-skating. They are wide and smooth and offer a flat hard-packed lane for ski-skating and one or more set tracks for diagonal stride.

Snowshoeing Trails

Trails designated exclusively for this activity.

Strategic Environmental Assessment

An environmental assessment which identifies and assesses the potential environmental effects of the policies and the proposed initiatives within a plan.

Tolerated Activities

Activities which are not directly supported by the Commission but which are tolerated. The location and timing of the activities may be regulated.

Trail

Linkages whose primary role is to connect natural attractions within parks or cultural institutions of the Capital. Trails can be used for recreational or sporting activities and they can offer educational and interpretive opportunities. They are generally constructed of natural materials.

Trailhead

A starting point for trail activities usually consisting of a parking area, washrooms and a trailhead information panel.

Training Circuit

A trail designed for cross-country ski training and competition.

Trans Canada Trail

A multi-use trail which will cross the country and which is scheduled for completion in the year 2000. Within Gatineau Park it will be assembled from existing trails and will enter the Park in Hull and exit in Wakefield.

Walking Trails

Shorts loops designed and built to high standards for casual walking. They often provide an interpretive component (e.g., Pink Lake).

Appendix 2

Strategic Environmental Assessment[34]

Executive Summary

Preparation of the Parkway Sector Plan began in 1998[35] to further implement the policies and directions of the 1990 Gatineau Park Master Plan. The Parkway Sector accounts for approximately 12 percent of the total area of Gatineau Park, yet is the most intensively used Sector with over one million visits annually. The Parkway Sector Plan (the Plan) will help to meet the future needs of the Sector by articulating the issues and concerns and describing the planning and management actions to address them.

The environmental assessment (EA) process for the Sector Plan is a strategic level EA (SEA) that identifies and assesses the potential environmental effects of the policies and proposed initiatives in the Plan. While the Plan examines the issues related to land use in the Sector, the EA focuses more specifically on assessing the effects of the Plan on the environment, with a particular focus on natural environmental issues. It is the intent of the National Capital Commission (NCC), through the assessment of policies and plans at the strategic level, to mitigate potentially adverse environmental effects and increase the net positive benefit that projects will have on the environment. The SEA process for this Plan is a policy screening and assessment that examines policies in light of a series of checks to determine if any effects will result from the implementation of the policy.

The Plan clearly identifies the current issues that have the potential for increased environmental degradation in the Sector over the next decade. The major areas of concern are the use of the trail system, the degradation of beach and activity areas, and peak demand being put on particular facilities such as Mackenzie King Estate. Along with these, the capacity of the sector to accommodate growth, plan harmonization with local municipalities, the need for better environmental/ecosystem research, and residential enclave growth are also important environmental concerns.

The Plan puts forward a Vision, Planning Concept, and Proposals to address the issues that are currently facing the Sector. The elements of the Planning Concept (9 in total) and Proposals (117 in total) were screened and assessed for potential environmental effects, including potential cumulative effects.

Of the 117 Proposals, 30 have potentially positive environmental effects and 4 have the potential for negative environmental effects.

Of the 9 Planning Concept elements, 3 have potentially positive effects. Two of these elements emphasize the protection of ecosystem integrity, environmental function, sensitive areas, and rare or endangered species.The third concept element with positive effects will benefit the environment through the re-distribution of uses to other areas during peak periods, thereby eliminating the potential for time and space crowding effects in the sector.

The potential positive effects of the proposals include improved environmental education and research, a greater emphasis on non-motorized transportation, better management of trail use, improved practices related to beach management and boating, and better use of municipal planning and controls.

[34] *The full report can be found at the NCC Library.*
[35] *However, initial studies began in 1994.*

The 4 proposals with potentially negative effects are related to the construction of new trails. Small connections to the existing trail system are proposed (approximately 5) as well as the construction of a new section of Trail (Discovery Trail/Trans-Canada Trail), approximately 4 kilometres long. Based on the strategic level of assessment, the additions are not likely to lead to negative cumulative effects, as the initiatives will focus existing trail users to avoid conflicts and overuse of particular trails created by mountain biking. The initiatives also include improvements in management practices and new alignments to avoid sensitive environmental areas. The significance of potential negative effects for each proposal will be determined with an individual environmental assessment prior to any decision to undertake the initiative.

One of the Concept elements, the inclusion of the activities of the Sector in the Region's "recreation-tourism offer," may lead to increases beyond the desired level of use for the sector. This may create time crowding and space crowding cumulative effects. These effects will be mitigated if the Concept element to re-distribute use to other areas during peak use periods is implemented.

Based on the screening, and in consideration of the implementation of all of the environmentally beneficial proposals, the Plan will provide net benefits to environmental conditions in the Sector as a result of the positive environmental focus in the concept and many of the proposals in the Plan. Based on the strategic level of assessment, the Plan will not have any significant negative environmental effects.

Mitigation measures identified in Section 5.4 for proposals with the potential for negative effects will have to be implemented. This includes the undertaking of specific environmental assessments for any alteration in trail use, and the construction of any new trail links, as well as the evaluation of potential alignments for the Discovery Trail/Trans-Canada Trail.

A recurring issue in the Plan is the lack of information regarding the desired maximum carrying capacity of recreational activities in the Sector (e.g., trail system, Camp Fortune). More quantitative data is required regarding the loss of environmental function resulting from seasonal and time-specific overuse. Studies have been identified for particular activity areas (e.g., Camp Fortune, Carbide Willson Ruins, and Mackenzie King Estate), and should be undertaken to determine the desired level of use for these sites based on environmental carrying capacity, infrastructure capacity (i.e., parking) and aesthetic capacity (i.e., type of experience desired).

The Plan recommends other environmental studies and site specific examinations be undertaken to better understand existing environmental conditions. The SEA concurs with these proposals and recommends that studies particular to specific environmental issues be undertaken.

Further, more detailed environmental assessment of individual proposals will need to be undertaken, according to NCC policy, prior to commencing any undertaking.

(The full Report is available for review at the NCC Library.)

Appendix 3

Planning and Public Participation Process

Note: The planning and public participation process outlines the principal steps in the preparation of the Parkway Sector Plan as well as the opportunities for public consultation according to the NCC policies.

1998

October	Restart planning process.
November	Discussions with the Municipality of Chelsea and residents' associations.
December	First public consultation with residents within the framework of the revision of the Master Plan for the Municipality of Chelsea.

1999

January	Planning workshop with representation from residents, interest groups and associations, municipalities and numerous local and regional public organizations. Held on January 30th, 1999. See workshop report for more details.
February	Preparation of a document which analyzed issues and presented a preliminary concept and proposals for the Sector.
March	Planning workshop for NCC managers (March 19, 1999). See workshop report for more details.
April	Internal discussion, adjustment and validation of the preliminary concept. Presentation to Gatineau Park and the Chelsea Planning Committee. Adjustments to the preliminary concept and proposals.
May	Municipality of Chelsea public consultation (Master Plan, May 10, 1999). Follow-up meeting with interest groups (May 17, 1999). Public Open-House Consultation (May 18 and 19, 1999).
June	Presentation to and comments from the Advisory Committee on Planning, Design and Real Estate (June 10, 1999). Presentation to and comments from the Executive Management Committee of the NCC (June 16, 1999). Parkway Sector Plan approved by the National Capital Commission on June 30, 1999.

Appendix 4

Site-by-Site Description and Analysis

1. Penguin Picnic Area

Site Description

This small picnic area and trailhead is located near the Kingsmere overpass in what was once a clearing.

Site Analysis

- Visitation Patterns: steady visitation throughout the season.
- Visitor Types: mixture of Destination /Activity and Parkway Tour clienteles.
- Penguin Picnic Field does not have a strong attraction. It is used by hikers and mountain bikers as an access point to Ridge Road and the trail network (attractiveness limited by the long climb up to the plateau). It is also a pleasant location for picnics in the early spring and the late summer and fall (when flies are not a problem).
- The site was rehabilitated in 1990.
- Parking lot 5 at the junction of Kingsmere Road and the Gatineau Parkway is used for cross-country ski parking in winter.

Planning Concerns

The site does not have a real attraction thus its popularity is limited except for a short period during the fall.

2. Dunlop Picnic Area

Site Description

Dunlop Picnic Field is located on the Meech Lake Road near the intersection with the Fortune Lake Parkway. Although several picnic tables are provided, the real attraction of the site is the creek and walking trail.

Site Analysis

- Visitation Patterns: The site is one of only a few picnic areas that are accessible when the Parkways are closed. The site is steadily, if not overly, used. Peak use is in early spring before the Parkways are open and in the fall when the leaves change.
- Visitor Types: mixture of Destination/Activity and Parkway Tour clienteles.
- Operating season: April to November.
- The site was rehabilitated in 1992.

Planning Concerns

- Site used as an overflow parking area when beach access is restricted at Meech Lake on peak use days.

3. Parking Lot 10

Site Description

Parking Lot 10 is located at the junction of the Dunlop Road and the Fortune Lake Parkway. It is primarily a trailhead for cross-country skiing, though it is open year round.

Site Analysis

- This lot is popular because of the relatively gentle climb to the plateau where there is access to numerous trail options.
- Peak use on weekends from the first snowfall until early April.
- Limited services: pit toilets and a signboard.

Planning Concerns

- Very basic services for one of the most heavily used winter parking areas.
- Demand for parking often exceeds the capacity of the parking lot.
- Size of the parking lot decreases as the winter goes on because of limited space to pile snow.

4. Keogan

Site Description

Keogan Lodge Parking Area is located on the Fortune Lake Parkway at the junction of Ridge Road (#1). It is a summer trailhead with direct access to the heart of the trail network.

Site Analysis

- Parking area primarily supports Destination/Activity visitor segment with some Parkway Tour.
- Used by hikers and mountain bikers as well as by ski clubs, which use the Parkways for roller skiing.
- Primary advantage is the direct access to Ridge Road.

5. Huron Lookout

Site Description

Huron Lookout is located on the Champlain Parkway. It consists of a large paved parking area and adjacent sidewalk with a stone wall defining the lookout area.

Site analysis

- Good views over the Ottawa Valley.
- No services beyond parking area.

Planning Concerns

- Parking area too large for demand.
- Little to do but arrive, look at the view, leave.
- Trees must be pruned to maintain views.

6. Étienne-Brûlé Lookout and Picnic Area

Site Description

Étienne-Brûlé is a picnic area, lookout and trailhead located adjacent to Huron Lookout on the Champlain Parkway. Shaded by oaks, the site provides good access to the trail network as well as a natural setting for a rest stop for Parkway Tour visitors.

Site Analysis

- Low key site which is often overlooked and underused.
- Much better view than Huron Lookout.

- Attractive site, more natural and park-like than Huron or Champlain.

Planning Concerns

- Despite the qualities of the site experiences, much lower use than Champlain or Huron lookouts.

7. Bourgeois Lake

Site Description

Bourgeois Lake is a small parking area on the Champlain Parkway south-east of the Fortune Parkway junction.

Site Analysis

- The parking area has no defined function, is largely unused and is redundant except for peak use periods during Fall Rhapsody.

Planning Concerns

- While the parking area may be redundant the costs to remove it and to re-naturalize the site are significant.

8. Black Lake (King Mountain)

Site Description

This site is primarily a parking area for the King Mountain Trail, a short (1 km) interpretive trail which highlights the ecology of the area.

Site Analysis

- Site used regularly, primarily by Parkway Tour clientele.
- Short but challenging interpretive trail around King Mountain.
- Original picnic function de-emphasized when the site was rehabilitated in 1989.

9. Mulvihill Lake

Site Description

The Mulvihill site, located on the Champlain Parkway not far from Kingsmere, consists of two components. On the east side of the Parkway is Mulvihill Lake and Picnic Area. On the west side of the Parkway is a parking area whose primary use is as a trailhead for the Larriault Trail.

Site Analysis

Mulvihill Lake is a pleasant destination without any real outstanding natural or cultural attraction. The site is regularly used but never to capacity. The features of the site include:

- Picnic area with universal accessibility and a dock.
- Mulvihill Lake, a small artificial pond.
- Trailhead for Larriault Loop.

Planning Concerns

- The parking area on the west side of the Parkway is largely redundant given that the capacity of the two other parking areas can easily service the requirements of trail users and picnickers.
- Mulvihill Lake is a location for undesirable night time activities (parties, bonfires, etc.).

10. Chelsea Ravine Picnic Area

Site Description

The Chelsea Ravine Picnic Area is located on Kingsmere Road near the intersection with Meech Lake Road. It consists of a small picnic area and trailhead with access to a ravine with significant natural features.

Site Analysis

The Chelsea Ravine Picnic Area is an attractive site with two vocations (picnic area and trailhead) located on the edge of the village of Old Chelsea.

- Access to Chelsea Creek and a hidden ravine.
- Parking area not maintained in winter.
- Popular trailhead (access to #1) for mountain biking and hiking.

Planning Concerns

- Poor visibility for hikers and mountain bikers crossing Kingsmere Road.

11. Parking Lot 8

Site Description

Parking Lot 8 is a trailhead for parkway activities such as cycling and in-line skating in summer and cross-country skiing in winter. Its primary attraction is its location at the intersection of the Gatineau Parkway and Meech Lake Road.

Site Analysis

This parking area is heavily used, particularly on weekends in winter and during closures of the Parkways on Sunday mornings from May to September.

- Primary trailhead for cross-country skiing and Parkway activities (bicycling, roller skiing, in-line skating).
- Often filled to capacity on weekends.
- Use of the site has increased substantially since the North Loop has been groomed for skiing in winter and the Sunday Parkway closures began in summer.

Planning Concerns

- Speed of vehicles and poor visibility at the intersection of the Gatineau Parkway and Meech Lake Road.

12. Meech Lake Trailheads

The NCC operates three trailheads in the vicinity of Meech Lake. Trail activities include hiking and mountain biking in spring, summer and fall, and cross-country skiing and snowshoeing in winter.

Situation Analysis

The following provides an overall picture of trail use:

- Blanchet Parking Area (P13) used for hiking primarily in the spring and fall. Limited use in winter as a cross-country ski trailhead.
- Provides access to backcountry opportunities such as Wolf Trail.
- McCloskey (P12) sees continuous use as a trailhead on a year-round basis.
- Used to capacity on peak days during the cross-country ski season.
- Access point to the core of the trail network (Ridge Road, Western Lodge).

- O'Brien (P11) also used continuously throughout the year.
- Provides access to the north side of Meech Lake and the Carbide Willson Ruins.

Planning Concerns

The following are issues related to trail use:

- Conflicts between hikers and mountain bikers.
- Unleashed dogs on hiking and ski trails.

13. Kingsmere Trailheads

Two parking areas for trailhead activities are offered in the Kingsmere area. The Booth Parking Area (P7), located on Kingsmere Road, is one of the most frequently used access points for trail activities. The parking lot for Mackenzie King Estate (P6) is also a trailhead, although primarily during the winter season when the Estate's buildings are closed.

Situation Analysis

The following provides an overall picture of trail use:

- Booth Parking Lot (P7) is the third most frequented parking area for cross-country skiing in Gatineau Park.
- Provides the most direct access to the heart of the cross-country ski network (trails #1, 6, 8, 17)
- On peak days up to 125 vehicles can be parked in the two sections of the parking lot on either side of Kingsmere Road.
- Booth Parking Lot is of less importance during the summer season yet still used on a regular basis.

Planning Concerns

The following are issues related to trail use:

- Poor visibility at the exit of the parking area onto Kingsmere Road.
- Parking along Booth Road.

Appendix 5

Municipality of Chelsea Zoning By-laws

The new zoning by-laws for the Municipality of Chelsea prepared between March 1998 and June 1999 in conformity with the *Act respecting land use planning and development for Quebec,* specifies the natural conservation vocation of Gatineau Park through an EN (natural environment) designation. The following is a translation of the proposed designations for Gatineau Park.[36]

Gatineau Park Designation

All of the land uses, activities and structures within the boundaries of Gatineau Park are characterized by their location within a protected natural area as designated by the National Capital Commission. This provides the justification for grouping the different types of permitted uses within the same designation.

Class EN-PN
Natural Areas (Espace naturel)

This category covers the areas of the Park where the construction and installation of infrastructure is kept to a minimum.

Examples of the types of activities that can take place in this area are as follows:

- Conservation of nature
- Nature interpretation activities
- Cross-country skiing, hiking, bicycling...

Class EN-PC
Preserved Open Areas (Préservation champêtre)

This class is oriented towards the preservation of the Meech Creek Valley. This landscape possesses unique visual characteristics and its-long term preservation is a priority.

Examples of the types of activities that can take place in this area are as follows:

- Grazing
- Hay cultivation

The plan also specifies certain environmental requirements such as the preparation of a cattle management plan and the fencing of a buffer zone along the Meech Creek.

Class EN-MV
Enhancement (Mise en valeur)

The designation permits more intensive uses within certain areas of the Meech Creek Valley. The uses permitted in the EN-PN designation are also permitted within this class.

Examples of some of the types of activities permitted within this zone include:

- Restoration of landfill sites
- Pasture
- Hay cultivation
- Inns
- Bed and breakfasts
- Recreational-tourism activities

Class EN-R1 - Residential Community (Communauté résidentielle)

This class includes all detached single family residences. In terms of the present by-law, a residence is defined as a room or a suite of rooms in a building with a distinct residential entrance and with its own septic systems, bedrooms, no more than one kitchen to prepare food.

[36] *The by-laws for the Municipality of Chelsea were only available in French at the time of publication.*

Class EN-C3 - Camp Fortune

This class includes commercial uses of a recreational-tourism nature. Exterior storage is permitted. Permitted uses are related to recreation, food services, and artisan activities.

Examples of the permitted uses include:

- Bar
- Outdoor centre
- Craft shop
- Antique store
- Sports store
- Pub
- Snack bar
- Ski centre
- Restaurant

Class EN-CE Willson and O'Brien Houses

This class recognizes the unique situation of these two historic buildings. These buildings and their associated facilities offer possibilities for development which will also ensure their continued existence. In addition any development of the site should be sustainable.

Examples of potential uses include:

- Research centre
- Training centre
- Conference centre

Class EN-H1 - Mackenzie King Estate

This class aims to preserve the historic character of the site.

Examples of potential uses include:

- Interpretation and related programs

Zoning By-laws for the Meech Lake and Kingsmere Residential Communities

Minimum lot size for new construction: 4,000 metres
Minimum frontage for new lots: 45 metres
Minimum setback from lot lines: 4.5 metres
Minimum setback from high water line: 15 metres
Maximum number of floors: 3
Maximum height of building: 15 metres

Standards for the re-construction of residential buildings on properties of less than 4,000 square metres with an existing building:

Lot Area	Building
3,500 to 4,000 sq. metres (2,750 sq. feet)	255 sq. metres
3,000 to 3,499 sq. metres (2,500 sq. feet)	232 sq. metres
2,500 to 2,999 sq. metres (2,000 sq. feet)	185 sq. metres
2,000 to 2,499 sq. metres (1,750 sq. feet)	162 sq. metres
1,500 to 1,999 sq. metres (1,500 sq. feet)	139 sq. metres
1,000 to 1,499 sq. metres (1,250 sq. feet)	116 sq. metres
999 sq. metres or less (1,200 sq. feet)	111 sq. metres

Appendix 6

Excerpt from the 1990 Gatineau Park Master Plan

The Gatineau Park Master Plan (1990) provides the following recommendations:

- Private residences should fall under the heading of non-conforming uses under Park Zoning, and they should be the subject of a long-term acquisition program.

- Priority for acquisition should be as follows:

  High-priority properties

  - Properties of ten acres or more
  - Waterfront properties
  - Properties affecting the appearance of major Park facilities

  Medium-priority properties

  - Individual lots
  - Lots located on the periphery of the Park

  Low-priority properties

  - Existing residential properties

- Give preference to acquisition by mutual consent, donations, right of first refusal and purchase with occupancy rights for life rather than expropriation.

Appendix 7

Steering and Working Teams

Management and Working Teams

This plan was made possible by the participation of the following people:

National Capital Commission

François Lapointe	Director of Planning
Jean-René Doyon	Gatineau Park Director
Pierre Dubé	Chief, Urban Planning (Project Leader)
Kevin Jones	Project Planner
Michel Viens	Senior Manager
Michelle Comeau	Vice-president, Park Services and Land Management
Curry Wood	Vice-president, Capital Planning and Real Asset Management

Graphic Design and Photos: Michel Céré
Photographic Credit: NCC Creative Service, Kevin Jones and Pierre Malo
Others who participated include: Jean Beaudet, Daniel Blais,Rosa Brochado (1995-98), Michel Charbonneau, Annie Déziel, (1995-98), David Graham, Johanne Fortier, Marc Gauthier, Daniel Hamelin, Jocelyne Jacob, Julie Lalonde, François Leduc, Denis Messier, Sandra Pecek, Claude Potvin, Jean-Pierre Rochon, Gabrielle Simonyi, Kirsty Stansel.

The Executive Management Committee
The Executive Committee
The Advisory Committee for Planning, Design and Real Estate

Municipality of Chelsea

Marie Lemay	Director of Technical Services
Pierre Beauchamp	Planning consultant

The Planning and Sustainable Development Advisory Committee
The Municipal Council

We would like to thank all of those who participated in the planning workshop held on January 30, 1999 and the follow-up session on May 17, 1999.

Association des affaires et du tourisme de Chelsea
Club des ornithologues de l'Outaouais
Canadian Parks and Wilderness Society

Rideau Trails
Camp Fortune
Meech Lake Residents Association
Kingsmere Property Owners Association
Ville de Hull, Services des arts & de la culture
Société d'histoire de l'Outaouais
Ville d'Aylmer, Service de l'urbanisme
Skinouk
Ottawa Bicycle Club
PROFAC
Delcan
Élaine Gaudet & Ass.
Friends of the Mackenzie King Estate

And all of those who participated in the public open houses held on May 18 and 19, 1999.

Appendix 8

Federal Land Use Approval

File CP-2110- 55-01

The Parkway Sector Plan has been prepared within the context of the Gatineau Park Master Plan, which was approved by the NCC in 1990. Its intention is to guide development and operations. Even though this sector represents only 12% (5,200 hectares) of the total Gatineau Park area, it is the most visited part of the Park. Many destinations in the Parkway Sector, for example Mackenzie King Estate, Pink Lake, Champlain Lookout and Camp Fortune ski area, are extremely popular with both visitors to the Capital and residents of the Region.

The Plan presents background information on the different types of sites and activities held in the sector and an analysis of the related issues. Planning principles and objectives, supported by summer and winter concepts, are studied and illustrated on a zoning map. The plan also provides implementation strategies and the appropriate procedures to follow, in order to obtain approvals for projects associated with the Plan.

A strategic environmental assessment, as required by the Commission, concludes that the plan will not have any significant negative environmental effects.

It also recommends that other environmental studies be undertaken for specific issues and that more detailed environmental assessments be carried out for individual proposals prior to their implementation.

A public participation process, initiated in the fall of 1998, identified the concerns of municipalities, interest groups, residents and Park users.

The final draft document was submitted to the NCC's Advisory Committee on Planning, Design and Realty (ACPDR) on June 10, 1999. It was subject to final revisions and minor editing following the presentation to the Commission on June 30, 1999.

In consequence:

FEDERAL LAND USE APPROVAL IS HEREBY GRANTED TO THE PARKWAY SECTOR PLAN OF THE GATINEAU PARK MASTER PLAN UNDER SECTION 12 OF *THE NATIONAL CAPITAL ACT*, TO THE FOLLOWING CONDITION:

LAND USE CONDITIONS:

The day-to-day administration of requests for the use of Parkway Sector lands, and the continuing implementation of the Plan will be conducted through the Federal Land Use, Land Transaction and Federal Design Approval processes. All proposals will be reviewed for conformity with the policies, concepts and objectives of the Parkway Sector Plan prior to any approval being granted.

All future plans and studies undertaken as a follow-up to the Sector Plan, as well as any proposed Plan amendments, will also be submitted for separate review and approval.

DESIGN CONDITIONS:

The principles of the Sector Plan will guide the assessment and the review of the design of a development or other work, prior to the granting of Federal Design Approval for projects in the Parkway Sector of Gatineau Park.

ENVIRONNEMENTAL CONDITIONS: All projects undertaken in the Parkway Sector

All projects undertaken in the Parkway Sector of Gatineau Park will be subject to the requirements of the *Canadian Environmental Assessment Act* (CEAA) and to the NCC's Corporate Administrative Policies and Procedures regarding environmental assessment and analysis.

HERITAGE AND ARCHAEOLOGICAL CONDITIONS:

Heritage and archaeological issues will be taken into consideration as part of the above federal approval processes.

MONITORING:

Monitoring of the above conditions and of the Sector Plan will be under the responsibility of the Director – Greenbelt and Gatineau Park.

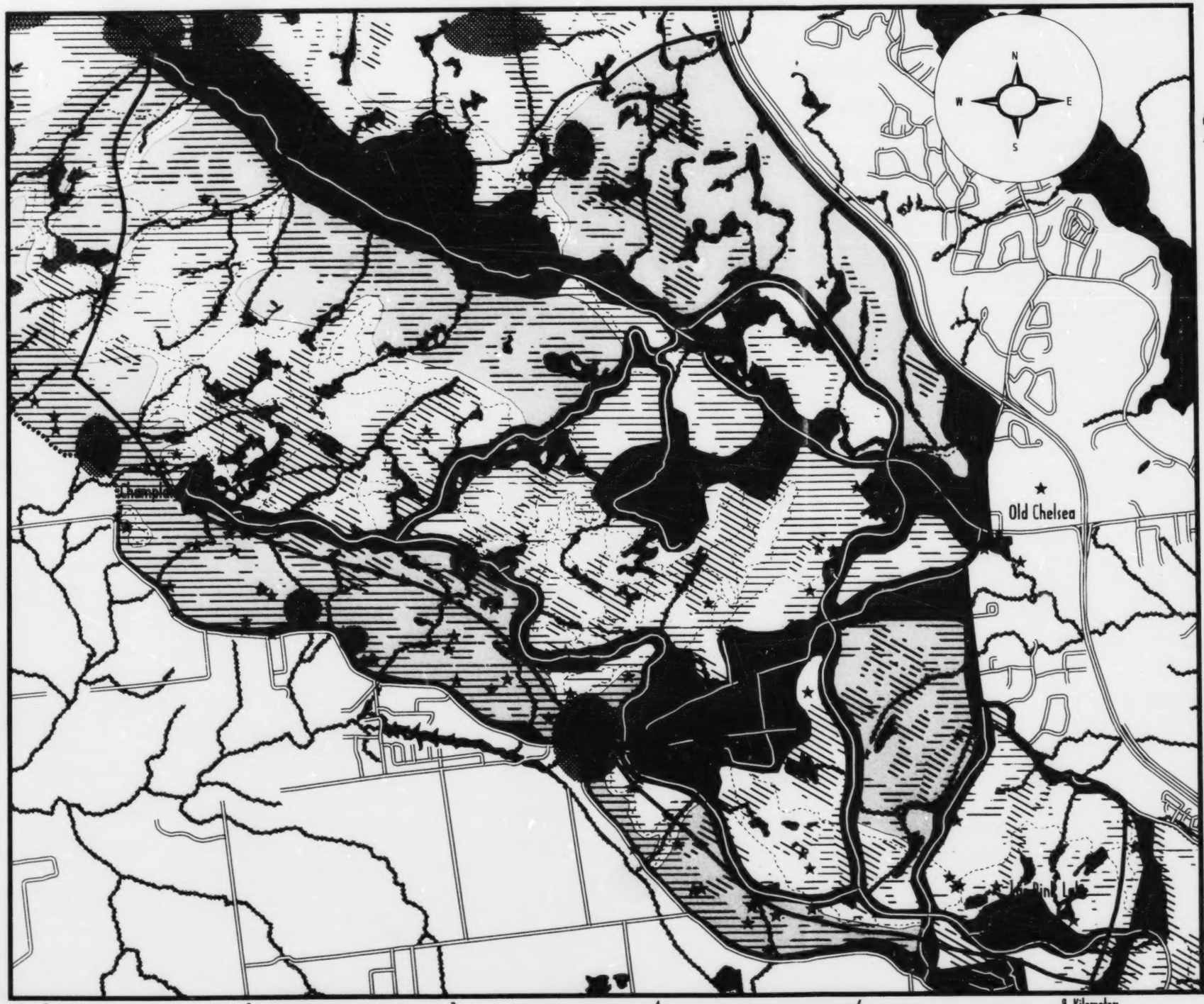
REALTY TRANSACTION:

All proposals for leases, disposals, easements or other realty transactions will be reviewed, through the Federal Land Use or Land Transaction Approval process, for conformity with the policies, concepts and objectives of the Sector Plan.

Curry Wood, CA, CRE

Vice-President
Capital Planning and Real Asset Management

This approval is in conformity with the decision of the National Capital Commission taken at its meeting of June 30, 1999.



Parc de la Gatineau - Gatineau Park
Secteur des promenades - Parkway Sector

Sensibilité environnementale
Environmental Sensitivity

Drainage
- Variable
- Terres humides ou étangs / Wetlands or Ponds
- Plans d'eau / Waterbodies
- Zones tampons riveraines/ Buffer Zones - Streams (25m)

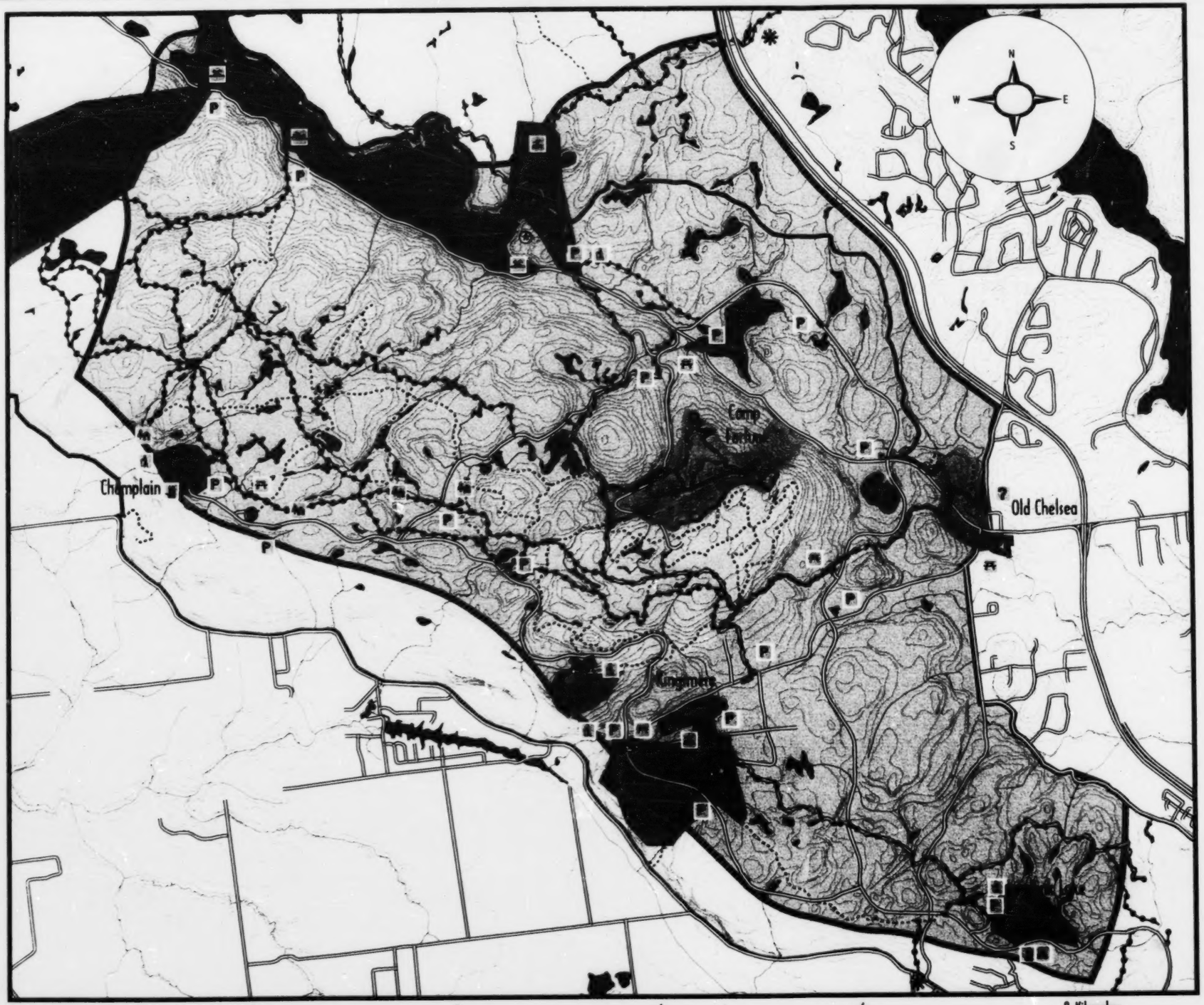
Pentes / Slopes
- Modéré à abrupte / Moderate to Steep

Présence humaine / Human Presence
- Élevée / High
- Moyenne / Medium
- Faible / Low

- Héronnières / Heronries
- Éléments sensibles / Sensitive Features
- Destinations secteur des promenades / Parkway Destinations
- Ravages de cerfs de Virginie / Deer Wintering Yards
- Limites du parc de la Gatineau / Gatineau Park Boundary
- ..... Sentiers / Trails

Parc de la Gatineau / Gatineau Park
Secteur des promenades / Parkway Sector

Concept été/automne
Summer/Fall Concept



Destinations
- Plage / Beach
- Débarcadère / Boat Launch
- Relais / Shelter
- Site d'interprétation / Interpretive Site
- Belvédère / Lookout
- Stationnement / Parking Lot
- Aire de pique-nique / Picnic
- Sentier de promenade / Walking Trail
- Centre des visiteurs / Visitor Centre
- Maisons Willson/O'Brien Houses
- Point d'accès municipal potentiel / Potential Municipal Access Point
- Sites aménagés / Developed Sites

Sentiers de randonnée pédestre et de promenade / Hiking and Walking Trails
- Randonnée pédestre / Hiking
- Promenade / Walking
- Sentiers proposés de randonnée / Proposed Hiking Trails

Sentier de randonnée trans sectoriel / Cross Sector Hiking Trail
- Trajet proposé / Proposed Route

Sentiers partagés / Shared Trails
- Pédestre et vélo de montagne / Hiking and Mountain Biking
- Proposés / Proposed
- Vélo de montagne / Mountain Biking (Camp Fortune)

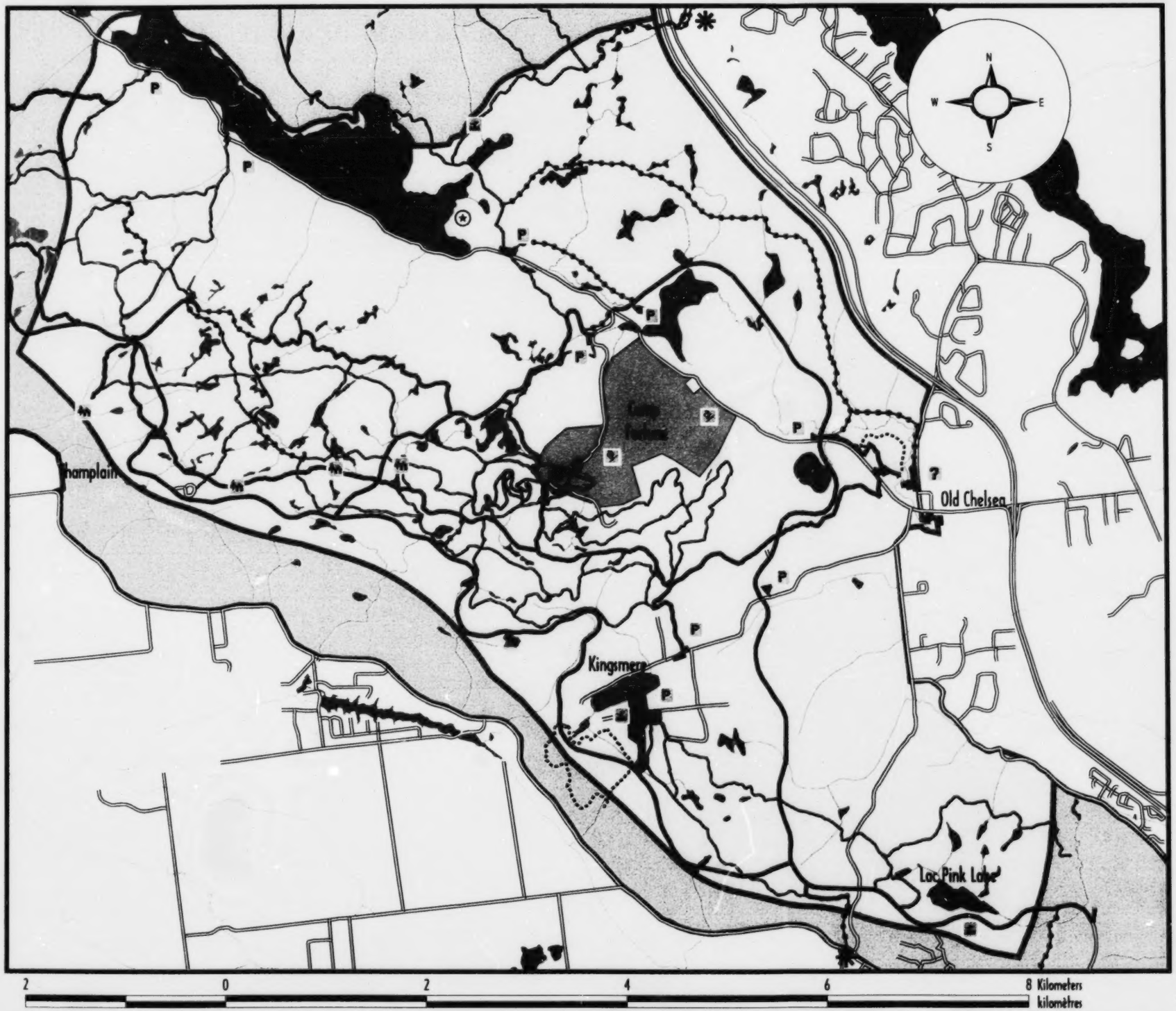
Sentier transcanadien / Trans Canada Trail
- Existant / Existing
- Proposé / Proposed

Secteurs thématiques / Thematic Sectors
- Introduction au parc / Park Introduction
- Promeneurs / Parkway Tour
- Randonnée - Adeptes de plein air / Discovery Hiking
- Randonnée - Adeptes sportifs / Challenge Hiking
- Vélo de montagne - Adeptes sportifs / Challenge Mountain Biking

- Limites du secteur des promenades / Parkway Sector Boundary
- Territoires à l'extérieur du secteur / Areas outside of the sector

Parc de la Gatineau - Gatineau Park
Secteur des promenades - Parkway Sector

Concept hiver / Winter Concept



Destinations

- P Départ de sentiers / Trailhead
- ? Centre des visiteurs / Visitor Centre
- Relais / Shelter
- Site d'interprétation / Interpretive Site
- Pente de ski / Ski Hill (Camp Fortune)
- Maisons Willson/O'Brien Houses
- Point d'accès municipal potentiel / Potential Municipal Access Point

Sentiers d'hiver / Winter Trails

- Sentiers de ski de fond / Cross-country Ski Trails
- Sentiers de ski de fond proposés / Proposed Cross-country Ski Trails
- Sentiers partagés (pas alternatif et pas de patin) / Shared Trails (ski skating and diagonal stride)
- Sentiers partagés proposés / Proposed Shared Trails
- Parcours de compétition pour le ski de fond / Cross-country Ski Racing Trail
- Sentiers de randonnée d'hiver / Winter Hiking Trails
- Sentiers de raquette / Snowshoeing Trails
- Sentiers de raquette proposés / Proposed Snowshoeing Trails

Secteur des promenades / Parkway Sector

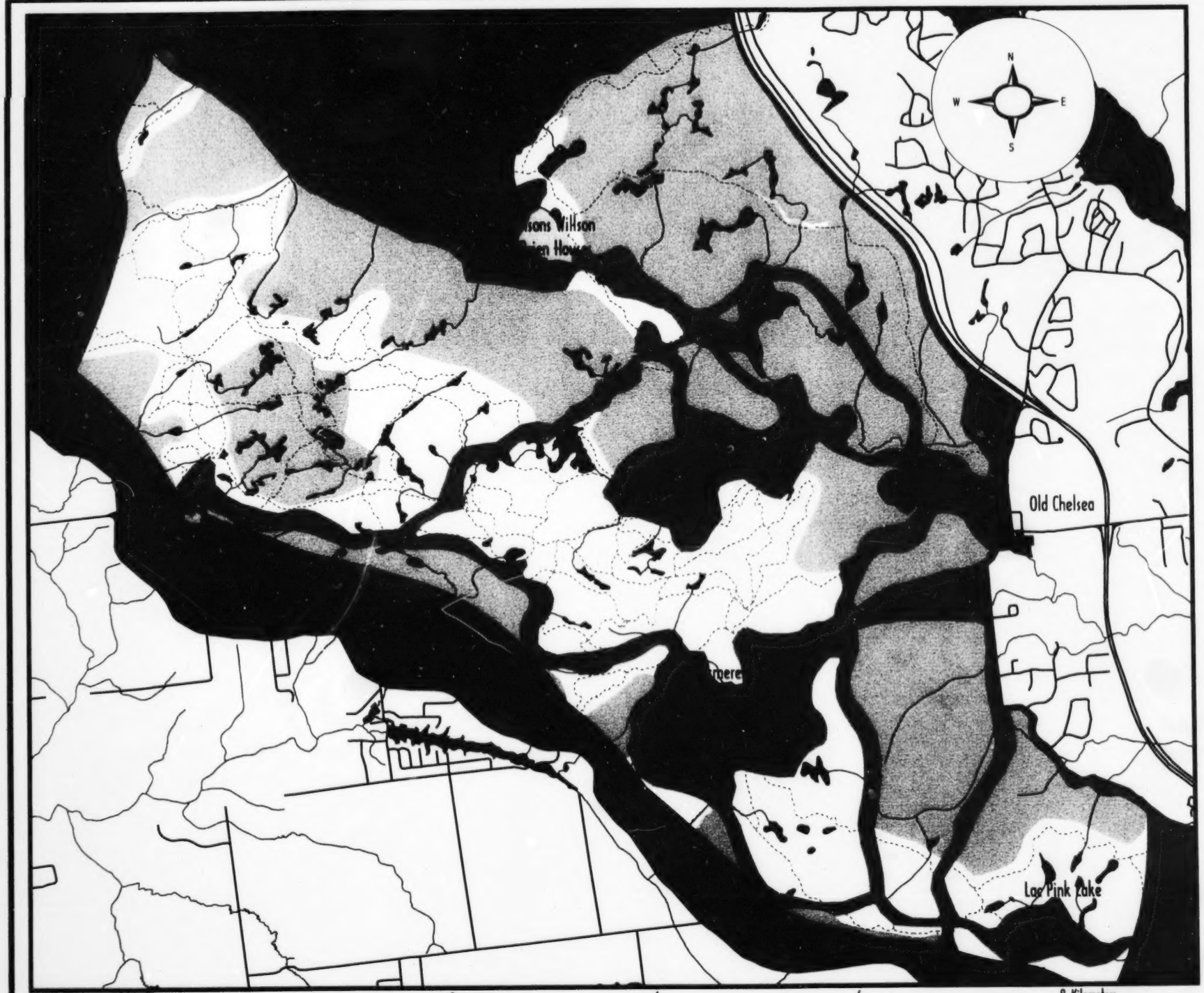
- Limites du parc de la Gatineau / Gatineau Park Boundary
- Secteur des promenades / Parkway Sector
- Territoires à l'extérieur du secteur / Areas outside of the sector

Sites aménagés / Developed Sites

- Destinations
- Camp Fortune

Parc de la Gatineau
Gatineau Park
Secteur des promenades
Parkway Sector

Zonage / Zoning



Zones principales / Principal Zones

- Accueil / Reception
- Fréquentation intense / Intensive Use
- Découverte / Park Discovery
- Environnement naturel / Natural Environment

Zones de gestion spéciale
Special Management Zones

- Résidentiel / Residential
- Camp Fortune
- Maisons Willson / O'Brien Houses
- Crawley

Parc de la Gatineau / Gatineau Park

- Territoires à l'extérieur du secteur / Areas outside of the sector
- Limites du parc de la Gatineau / Gatineau Park Boundary
- Limites du secteur des promenades / Parkway Sector Boundary
- Plans d'eau / Waterbodies
- Ruisseaux / Streams
- Sentiers / Trails
- Routes / Roadways